

BOARD OF DIRECTORS' REGULAR MEETING
THE KNOLLS VILLAGE TOWNHOUSE ASSOCIATION

The regular meeting of the Knolls Village Townhouse Association was held on Tuesday, October 2, 2018 at the clubhouse at 6:30 PM. Present were Directors Scott Ward, Joseph Johnston, David Kaiser, Barbara Stokes, Darcy Johnson and Manager, Warren Deutsch. Cindy Greene recorded the proceedings.

The September minutes were reviewed. A motion was made by David Kaiser and seconded by Barbara Stokes to approve the August minutes. The motion passed.

A motion was made by Joseph Johnston and seconded by Darcy Johnson to approve the September financials. The motion passed.

Joseph Johnston, Treasurer, will transfer funds to a one-year CD and to two 6-month CDs.

The proposed 2019 budget was mailed to all homeowners of record on September 8 with a reminder of the annual homeowners' meeting scheduled for October 9, 2018 at 7:30 pm.

Anita Zukas, Architectural Control, reported that the ACC is finishing their work for the year. A thank-you dinner will be held October 17 and the Board is invited. Anita asked what options are available for maintaining/replacing mansard roof window frames as upkeep of these roofs is an ongoing problem. Warren will look into alternatives for these homeowners.

Warren Deutsch, maintenance manager, reported the following maintenance work was done by staff during September: Sprinkler zone check/repair, pruning shrubs/trees, weed spraying, laying sod, handrail installation, bed prep for laying rock on islands, shrub replacement, storing pool furniture, and other general maintenance. JNJ Pipeline has not begun cleaning of the sewer lines.

The following maintenance work is planned for the maintenance staff during October 2018: Finish rock beds on cul-de-sac circles, sprinkler system maintenance, handrail installation, weeding, and other general maintenance. Warren will request bids from paint contractors for the 2019 HOA painting.

By email, the Board voted and approved costs for concrete work.

There being no further business, the meeting was adjourned at 8:05 PM.

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