

BOARD OF DIRECTORS' REGULAR MEETING
THE KNOLLS VILLAGE TOWNHOUSE ASSOCIATION

The regular meeting of the Knolls Village Townhouse Association was held on Tuesday, July 3, 2018 at the clubhouse at 6:30 PM. Present were Directors Scott Ward, Cindy Kiel, Barbara Stokes, Darcy Johnson (by phone) and Manager, Warren Deutsch. Cindy Greene recorded the proceedings.

The June minutes will be reviewed and will be voted on in August.

A motion was made by Cindy Kiel and seconded by Barbara Stokes to approve the June financials. The motion passed.

Warren Deutsch, maintenance manager, reported the following maintenance work was done by staff during June: Sprinkler zone check, sprinkler repair, program sprinkler clocks, check and fill chlorinators daily, pruning of shrubs, pruning of trees, shearing, cut suckers, seeding, weed spraying, excavate water service line for repair, backfill same, watering of new plants, lighting maintenance and other general maintenance.

The following maintenance work is planned for the maintenance staff during July 2018: Pruning and shearing, sprinkler system maintenance, weeding, weed spraying and other general maintenance.

JNJ Pipeline Services, the contractor which previously cleaned the sewer system bid per foot for water jet cleaning of the lines based on cleaning 11,798 feet of pipe. Additionally, a complete video inspection of the sewer system should be considered to assess the condition of the system as a proactive way to prevent problems. Warren will request a bid for this service.

A motion was made by Barbara Stokes and seconded by Cindy Kiel to approve the JNP Pipeline bid to clean out the sewers. The motion passed.

Tennis court repair and color coating: As of Warren's last conversation with Coatings Inc., the estimated start date for the project was June 26, 2018. Warren will call for an update.

Warren discussed the recent water main break. He is looking for help when there is a break so he's not doing the work alone. If there is a water leak in the wall of a unit, it is the responsibility of the owner to repair. Outside of the unit, the association will repair.

The clubhouse committee reported that a tenant used the clubhouse and didn't clean and return it to original condition. Half of the deposit is being retained to pay for the cleaning fees.

Barbara Stokes, hospitality committee, reported there will be an ice cream social on July 15 from 1-3 p.m. at the pool.

Six owners were present for the homeowners' quarterly meeting. The following was discussed:

1. There were questions/comments about the reserve investments. Scott Ward assured the homeowner that no HOA funds are invested in foreign banks.
2. There are ongoing concerns about the ever-growing rabbit population. The Board discussed homeowner options for keeping rabbits from going under front porches such as installing wire mesh and having filler pumped under the porch.
3. An owner asked for contact information when owners have HOA questions. She was given the HOA phone number and email address.
4. The owners thanked Warren for his continued work for the association.

There being no further business, the meeting was adjourned at 8:35 PM.

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Quarterly Homeowners Meeting Attendees

Bob Evans, Steve Snyder, Carol McKenry, Mike McCabe, Sharyl Whitaker and Kae Kemerling.