

RECORD OF PROCEEDINGS
BOARD OF DIRECTORS' REGULAR MEETING
THE KNOLLS VILLAGE TOWNHOUSE ASSOCIATION

A regular meeting of the Knolls Village Townhouse Association was held on Wednesday, **March 5, 2013** at the association clubhouse at 6:30 PM. Present were Directors Dick Campbell, Barbara Stokes, Cynthia Kiel, Doug Hall, Darcy Johnson and Rick Olson; Committee Chair Harold Arnold; Pool Manager Jean Oatman; and Manager Warren Deutsch. Joan Rowe was present to record the proceedings. Two homeowners were also present at the meeting.

A motion was made by Rick Olson and seconded by Darcy Johnson to accept the February, 2013 financial statements as presented. The motion was passed.

Doug Hall made a motion to approve the minutes of the February 5, 2013 board meeting as written. The motion was seconded by Barbara Stokes and was passed.

The next scheduled event for the Hospitality Committee is a coffee to be held on May 4th.

An email from Ilena Lea, Clubhouse Committee, stated that there were 8 users of the clubhouse in February. The committee also thanked Warren for taking care of several repairs in the clubhouse.

Dick Campbell, Architectural Control Committee, reported that some letters will be sent to homeowners regarding the cleaning of their gutters and removal of Christmas lights. The next meeting of the committee will be on March 18th. The committee would like a change in procedures regarding the response time for letters sent to homeowners for covenant violations. The current response time is ninety days.

A motion was made by Barbara Stokes to change the response time for letters sent to homeowners from the Architectural Control Committee for covenant violations from 90 days to 30 days. The motion was seconded by Doug Hall and was passed.

A written report submitted by Joe Johnston, Treasurer, stated that the reserve fund balance is \$476,916.00 and the paint fund balance is \$70,798.00.

Jean Oatman, Pool Manager, reported that another part-time pool attendant will be hired for this season. Michael Leonardo will attend classes to be certified as a pool operator. Jean is still looking to purchase 4 chairs and 2 tables for this season. The pool will open on Friday, May 24th and will close on Sunday, September 8th.

Harold Arnold, Paint Committee, stated that the coffee with the paint contractor and the owners whose homes will be painted this year will be held at the clubhouse on March 16th from 8:30 am to 10:00 am. The painting will begin on April 1st, weather permitting.

Harold Arnold also reported on the gardens for this season. Twenty gardeners will be returning this year, six larger (4 X 8) boxes will be added this year and there are at least seven homeowners on the waiting list for boxes.

A written report from Warren Deutsch, Maintenance Manager, stated that the maintenance staff has been continuing with pruning and general cleanup and removing snow from sidewalks. Plans for the sprinkler replacement have been submitted and will be reviewed prior to requesting bids from landscape and irrigation contractors. Warren requested that the Board consider purchasing two snow blowers for light to medium snow falls to replace the current one that is worn. Next month Warren will

submit plans for this year's asphalt repair and replacement. One option being considered would be to minimize the work done on the streets and driveways and focus on sprinklers and landscaping.

A motion was made by Barbara Stokes and seconded by Darcy Johnson to purchase two new snow blowers. The motion was passed.

Homeowner Ann Kingery commented about the new landscaping on the front of some units in comparison with the fronts that homeowners have done themselves. She also expressed concern over the landscaping at the entrance at Geddes Avenue.

Cynthia Kiel made a motion to approve the contract with Real Painting for painting 62 units this year. Rick Olson seconded the motion and it was passed.

It was suggested that the Board consider having a gardening day for homeowners interested in volunteering to plant annuals at the entrance to the complex and by the clubhouse.

There being no further business, the meeting was adjourned.

_____	_____
_____	_____
_____	_____

THE KNOLLS VILLAGE TOWNHOUSE ASSOCIATION

March 5, 2013

A motion was made by Barbara Stokes to change the response time for letters sent to homeowners from the Architectural Control Committee for covenant violations from 90 days to 30 days. The motion was seconded by Doug Hall and was passed.

A motion was made by Barbara Stokes and seconded by Darcy Johnson to purchase two new snow blowers. The motion was passed.

Cynthia Kiel made a motion to approve the contract with Real Painting for painting 62 units this year. Rick Olson seconded the motion and it was passed.

_____	_____
_____	_____
_____	_____