

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

A quarterly meeting of the Knolls Village Townhouse Association was held on Tuesday, **April 2, 2013** at the association clubhouse at 6:30 PM. Present were Directors Dick Campbell, Barbara Stokes, Cynthia Kiel, Joe Johnston, Doug Hall, Darcy Johnson and Rick Olson; Pool Manager Jean Oatman; and Manager Warren Deutsch. Joan Rowe was present to record the proceedings. Five homeowners were also present at the meeting.

A motion was made by Rick Olson and seconded by Barbara Stokes to accept the March, 2013 financial statements as presented. The motion was passed.

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

The Hospitality Committee's next event is a coffee on May 4th at the clubhouse from 9–11am.

An emailed report from Ilena Lea, Clubhouse Committee, stated that there were 4 uses of the clubhouse in March.

Dick Campbell, Architectural Control Committee, stated that the next meeting of the committee will be held on April 15th. In March, there were requests for a change of color for a door and installation of a satellite dish.

Jean Oatman, Pool Manager, stated that she will register Michael Leonardo for Certified Pool Operator classes on June 11th and 12th.

The deadline for the next newsletter is Friday, April 5th.

Joe Johnston, Treasurer, reported that the balance of the reserve fund is \$486,917.00 and the paint fund balance is \$18,438.00. The paint fund balance reflects the withdrawal of the funds for this year's painting. The next CD is due August, 2013.

The report from Warren Deutsch, Maintenance Manager, reviewed the work done in March, including pruning and cleanup, raking pine needles, snow removal, installing new "Fire Lane" signs, weed spraying, mulching, improvement of the lawn area along University and water service line repair. The planned work for April includes irrigation startup, pruning and cleanup, pool preparation and seeding weak lawn areas. Bids have been requested for sprinkler zone replacement based on the plans drawn up by Doug Smith Irrigation. Two new snow blowers were purchased in March.

Barbara Stokes made a motion to pay Warren Deutsch hourly for the use of his second truck for snow plowing. Joe Johnston seconded the motion and it was passed.

Issues discussed during the homeowners' forum included a review of the redone website and the landscaping being done along the fronts of the units.

Dick Campbell will schedule a Board walk-through of the property. The procedure for ACC compliance letters was discussed and a list of providers may be compiled to send to homeowners along with compliance letters. A new water heater is needed for the clubhouse.

There being no further business, the meeting was adjourned.

RECORD OF MOTIONS AND POLICIES
THE KNOLLS VILLAGE TOWNHOUSE ASSOCIATION

April 2, 2013

Other than housekeeping motions, there were no motions at this meeting.
