

**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 Tuesday, **May 7, 2013** at the association clubhouse at 6:30 PM. Present were Directors Dick Campbell, Barbara Stokes, Cynthia Kiel, Doug Hall and Darcy Johnson; and Manager Warren Deutsch. Joan Rowe was present to record the proceedings. One homeowner was also present at the meeting.

Dick Campbell, President, read a letter of resignation from Director Rick Olson.

**A motion was made by Doug Hall and seconded by Cynthia Kiel to appoint Scott Ward to serve on the Board fulfilling the remaining term of Rick Olson (October, 2014). The motion was passed.** Scott Ward was present at the meeting and began to serve as a director.

**A motion was made by Barbara Stokes and seconded by Darcy Johnson to accept the April, 2013 financial statements as presented. The motion was passed.**

**Cynthia Kiel made a motion to approve the minutes of the April 2, 2013 board meeting as written. The motion was seconded by Barbara Stokes and was passed.**

Barbara Stokes reporting for the Hospitality Committee stated that 25 people attended the May coffee.

**A motion was made by Barbara Stokes and seconded by Darcy Johnson to approve a contract from Quality Rock Design for concrete work in the pool deck area and redo the steps to the basement area of the pool. The motion was passed.**

Dick Campbell, reporting for the Architectural Control Committee stated that two improvement requests were approved, a roof replacement and a deck replacement.

The deadline for the next newsletter is Friday, May 10<sup>th</sup>.

Warren Deutsch, Maintenance Manager, reported that work completed in April included pruning and cleanup, raking pine needles and other debris, snow removal, sweeping sand and debris in the driveways, bed area weed spraying, planting perennials, prep beds and placing rock, preparing the shed for paint, pool prep work and irrigation startup. Work for May will include finishing pool prep, fence repair at the pool, irrigation system check and repair, weed control and seeding weak lawn areas. Warren has received bids from Colorado Cascade and Environmental Landworks Company for the sprinkler system replacement.

An emailed report from Joe Johnston, Treasurer, stated that the reserve fund balance is \$493,190.00 and the painting fund balance is \$24,048.00.

The Board will walk the complex on Saturday the 11<sup>th</sup> at 10AM.

There being no further business, the meeting was adjourned.


**RECORD OF MOTIONS AND POLICIES**  
**THE KNOLLS VILLAGE TOWNHOUSE ASSOCIATION**

**May 7, 2013**

A motion was made by Barbara Stokes and seconded by Darcy Johnson to approve a contract from Quality Rock Design for \$3,678.00 for concrete work in the pool deck area and redo the steps to the basement area of the pool. The motion was passed.

_____	_____
_____	_____
_____	_____