

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, **June 4, 2013** at the association clubhouse at 6:30 PM. Present were Directors Dick Campbell, Barbara Stokes, Cynthia Kiel, Darcy Johnson and Scott Ward; Pool Manager Jean Oatman and Manager Warren Deutsch. Joan Rowe was present to record the proceedings. Four homeowners were also present at the meeting.

A motion was made by Barbara Stokes and seconded by Scott Ward to accept the May, 2013 financial statements as presented. The motion was passed.

Scott Ward made a motion to approve the minutes of the May 7, 2013 board meeting as written. The motion was seconded by Barbara Stokes and was passed.

An ice cream social is planned for July 14th at the pool.

Jean Oatman, Pool Manager, reported that the pool is open. There have been no applications for an additional pool attendant. Lounge chairs have been purchased and will be delivered soon.

Dick Campbell, Architectural Control Committee, reported that the applications for change that were approved in May included fence and gate replacement, roof replacements, new window installations, a patio overhang and door replacements.

The deadline for the next newsletter is Friday, June 7. The mailing of newsletters to all absentee owners will be suspended and will only be mailed to owners that request them. The newsletters are available on the association's website.

Warren Deutsch, Maintenance Manager, stated that the work completed in May included pool preparation, irrigation start up and repair, weed control in rock areas and cutting suckers and dead wood from shrubs and small trees. June projects will include irrigation repair, weed control, dead wood removal and work on re-landscaping areas near the sprinkler zones replacement work, which would include removal of sod, enlarging bed areas, re-grading and placing rock, boring under sidewalks for drip lines, planting and installing drip emitters. The sprinkler zone replacement project is scheduled to begin in mid-June. Bids were presented for sprinkler zone replacement, concrete and asphalt work, annual pruning and shearing work and tree removal.

HOMEOWNERS' FORUM

The homeowners present at the meeting requested the Board's approval of setting up a "Little Library" on common property. It was also suggested that the Board might seek input from teenagers living in the complex regarding social events. Concerns regarding recent incidents of flag vandalism were also discussed.

A motion was made by Barbara Stokes and seconded by Scott Ward to approve the request to place a "Little Library" on common property. The motion passed.

Darcy Johnson made a motion to contract with Colorado Cascade for the replacement of sprinkler system zones L1-4 and an additional zone for drip irrigation and replacement of controller "L".

On the Board walk through of the property the following were identified as future projects: continued juniper removal, some tree removal, asphalt work on South Columbine Way and the use of TREX material when replacing the wooden bridges.

A motion was made by Darcy Johnson to have Rushton Tree Service remove two Russian olive trees, one spruce tree and grind three stumps. The motion was seconded by Barbara Stokes and was passed.

Barbara Stokes made a motion to approve the contract from Martin Marietta Materials for asphalt work on South Columbine Way and East Geddes Place. Darcy Johnson seconded the motion and it was passed.

A motion was made by Cindy Kiel and seconded by Barbara Stokes to approve the contract from Quality Rock Design for concrete work on South Columbine Way. The motion was passed.

Scott Ward made a motion to approve the contract from Rushton Tree Service to prune and shear shrubs and small trees. The motion was seconded by Darcy Johnson and was passed. Prior to the project, shrubs will be identified that are scheduled for removal and will not need to be pruned.

There being no further business, the meeting was adjourned.

RECORD OF MOTIONS AND POLICIES

THE KNOLLS VILLAGE TOWNHOUSE ASSOCIATION

June 4, 2013

A motion was made by Barbara Stokes and seconded by Scott Ward to approve the request to place a "Little Library" on common property. The motion passed.

Darcy Johnson made a motion to contract with Colorado Cascade for the replacement of sprinkler system zones L1-4 and an additional zone for drip irrigation and replacement of controller "L" for \$6,571.381.

A motion was made by Darcy Johnson to spend up to \$1,000.00 to have Rushton Tree Service remove two Russian olive trees, one spruce tree and grind three stumps. The motion was seconded by Barbara Stokes and was passed.

Barbara Stokes made a motion to approve the contract from Martin Marietta Materials for asphalt work on South Columbine Way and East Geddes Place for up to \$60,000.00. Darcy Johnson seconded the motion and it was passed.

A motion was made by Cindy Kiel and seconded by Barbara Stokes to approve the contract from Quality Rock Design for concrete work on South Columbine Way for an amount not to exceed \$5,200.00. The motion was passed.

Scott Ward made a motion to approve the contract from Rushton Tree Service for \$16,000.00 to prune and shear shrubs and small trees. The motion was seconded by Darcy Johnson and was passed.
