

**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, **August 6, 2013** at the association clubhouse at 6:30 PM. Present were Directors Dick Campbell, Barbara Stokes, Cynthia Kiel, Darcy Johnson, Scott Ward, Doug Hall and Joe Johnston; Committee Chair Joy Stanton and Manager Warren Deutsch. Joan Rowe was present to record the proceedings.

**A motion was made by Joe Johnston and seconded by Darcy Johnson to accept the July, 2013 financial statements as presented. The motion was passed.**

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

A written report from Pool Manager, Jean Oatman, stated that a new employee has been hired at the pool. A new vacuum pole and chemicals to last through the season were purchased and no additional expenses are expected. There will be no end of season activities this year. Some homeowners have asked that the afternoon adult swim time be extended to one hour.

**Doug Hall made a motion and it was seconded by Dick Campbell to extend the afternoon adult only swim time to one hour. The motion did not pass.**

Crack filling on the tennis courts will be evaluated and will be scheduled for spring next year.

The Hospitality Committee will schedule a coffee for the morning of November 16<sup>th</sup> at the clubhouse.

Joy Stanton, Clubhouse Committee, stated that there were 7 uses of the clubhouse in July. Joy suggested that users of the clubhouse be given a name and phone number as a contact during their use of the clubhouse if they have any questions, such as how to use the remote controls for the air conditioners.

Dick Campbell, acting chair of the Architectural Control Committee, reported that a small retaining wall was approved and that various problems with trees in back patio areas, vines, roof vents and outdoor carpeting on a front porch have been addressed and are being taken care of by homeowners.

The deadline for the next newsletter is Friday, August 9<sup>th</sup>.

Joe Johnston, Treasurer, distributed a written report stating that the reserve balance is \$446,592.00 and the painting fund balance is \$40,879.00. The CD coming due on August 27<sup>th</sup> will be reinvested into a one year CD.

Warren Deutsch, Maintenance Manager, reported that the July work by the crew included irrigation repair, bridge replacement, weed control, shearing and pruning of shrubs and small trees, re-grading beds where shrubs were cut down, replacing and resetting edging and laying sod. The work for August will be a continuation of the July work. The contracted asphalt replacement work has been completed. The next sprinkler work to be done by Colorado Cascade is the replacement of zones Q10 & Q11 and replacement of the controllers for zones Q, R, H & I. Colorado Cascade will be asked to bid on replacement of additional zones. Funding for replacement of the sprinkler zones was approved in the 2013 budget. A bid for concrete repair and replacement for sidewalks and steps was received from Quality Rock Designs.

**A motion was made by Scott Ward and seconded by Cindy Kiel to approve the contract from Quality Rock Design for concrete repair and sidewalk replacement plus base and re-grading. The motion was passed.**

There being no further business, the meeting was adjourned.

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

**August 6, 2013**

A motion was made by Scott Ward and seconded by Cindy Kiel to approve the contract from Quality Rock Design for concrete repair and sidewalk replacement plus base and re-grading. The motion was passed.

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