

**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, **September 3, 2013** at the association clubhouse at 6:30 PM. Present were Directors Dick Campbell, Barbara Stokes, Cynthia Kiel, Scott Ward and Joe Johnston; Committee Chair Joy Stanton; Pool Manager Jean Oatman and Manager Warren Deutsch. Joan Rowe was present to record the proceedings. Also present were homeowners Cindy DeSirant, Angela Brown and Lusanne Sills.

**A motion was made by Joe Johnston and seconded by Cindy Kiel to accept the August, 2013 financial statements as presented. The motion was passed.**

**Scott Ward made a motion to approve the minutes of August 6, 2013 board meeting as written. The motion was seconded by Barbara Stokes and was passed.**

A letter from Doug Hall was read stating her resignation from the Board. A letter from Joan Rowe was also presented stating her intention to retire at the end of her contract, December 31, 2013.

Cindy DeSirant was introduced as a candidate to replace Joan Rowe as bookkeeper and business secretary. **A motion was made by Joe Johnston and seconded by Barbara Stokes to contract with Cindy DeSirant for the position of bookkeeper and business secretary. The motion was passed.**

There was no Labor Day picnic this year and future Hospitality Committee events will be announced at a later date.

Joy Stanton, Clubhouse Committee, stated that there were 9 reservations of the clubhouse in August. The air conditioner in the clubhouse has been repaired.

Jean Oatman, Pool Manager, reported that a new solar cover is needed for the pool. The pool needs to be painted before next season and after it is drained this year would be a good time to paint it. Warren Deutsch was directed to get pricing from Real Painting to prep and paint the pool. The quote will be sent to the Board members and an electronic vote will be taken.

The deadline for the newsletter is Friday, September 6th.

Joe Johnston, Treasurer, stated that the reserve fund balance is \$437,167.00 and the paint fund balance is \$46,490.00. The CD due on August 27, 2013 will be reinvested in a one year CD and the CD due on September 6, 2013 will be reinvested in a six month CD.

Warren Deutsch, Maintenance Manager, reported that projects worked on for August included juniper removal, digging out stumps, grading bed areas, planting bed areas, spreading bark, irrigation repair, weed control in bed areas, some pruning of shrubs and small trees and location of irrigation wires and lighting cables in sprinkler zone replacement areas. To date, \$19,556.81 has been spent on sprinkler zone replacements. A bid has been received from Rushton Tree Service to remove 2 pine trees and grind the stumps and remove or cut dead wood from a cottonwood tree. Also presented was a bid from Blade Runners Services for snow removal.

**A motion was made by Joe Johnston to appoint Angela Brown to fill the unexpired term of Doug Hall. The motion was seconded by Barbara Stokes and was passed.**

Lighting on the end of some units will be assessed and fixtures with dusk to dawn LED timers will be installed where needed. The owner of each unit where the fixtures are placed will need to agree to provide the electricity.

Issues discussed during the homeowners forum included teenagers hanging out on the property and doing drugs, barking dogs and a request for replacing an apron on a garage. Dick Campbell will meet with the principal of the high school to discuss the issue of the teenagers hanging out. The issue of barking dogs needs to be reported to the City of Centennial. Warren Deutsch was asked to assess the condition of the apron at 7354 South Knolls Way.

There being no further business, the meeting was adjourned.

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

**September 3, 2013**

A motion was made by Joe Johnston and seconded by Barbara Stokes to contract with Cindy DeSirant for the position of bookkeeper and business secretary. The motion was passed.

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