

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, **October 1, 2013** at the association clubhouse at 6:30 PM. Present were Directors Dick Campbell, Barbara Stokes, Cynthia Kiel, Scott Ward, Darcy Johnson and Angie Brown; and Manager Warren Deutsch. Joan Rowe was present to record the proceedings. Also present was Cindy DeSirant. One homeowner was also present at the meeting.

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

Scott Ward made a motion to approve the minutes of September 3, 2013 board meeting as written. The motion was seconded by Darcy Johnson and was passed.

Barbara Stokes will be listed as the contact for the Hospitality Committee on the website. The next event will be a coffee at the clubhouse on November 16th from 9am to 11am.

The pool has been painted and winterized. A new thermal cover will be needed for next season.

Dick Campbell reported that the Architectural Control Committee has approved new windows, a front porch replacement and a front door replacement.

The deadline for the newsletter is Friday, October 4th.

An email from Treasurer, Joe Johnston, contained the financial trend report to be used to determine the 2014 budget. The highlights included a 3% increase in operating expenses and a reserve expense budget of \$198,000.00. The Board will meet on Saturday, October 5th to discuss and propose a budget for 2014 to be presented to the homeowners at the annual meeting on October 8th.

An emailed report from Warren Deutsch, Maintenance Manager, stated that the projects for September included cleaning and scraping the pool walls and floors in preparation for painting, juniper and stump removal, irrigation repair, weed control and pruning of small trees and shrubs. The work for October will include irrigation system check and repair prior to winterization, weed control in bed areas, enlarge rock beds where new sprinkler zones have been installed, cleanup and replant bed areas where junipers have been removed and leaf cleanup. The sprinkler zone replacement projects currently total \$29,997.00. A bid was presented from Rushton Tree Service for removal of 3 trees and stump grinding. Also presented was the snow removal contract from Blade Runners. Warren presented pricing for pool deck replacement and other renovation work and checks to be done after the current deck is removed. The total cost for the deck replacement and other renovation work associated with the deck replacement could be in the range of \$65,000.00.

A motion was made by Barbara Stokes and seconded by Darcy Johnson to contract with Rushton Tree Service to remove 2 pine trees and a cottonwood tree and grind the stumps. The motion was passed.

Issues presented to the Board during the homeowners' forum included the possibility of hiring a landscape consultant and forming a landscape committee, improving the north side of entrance to the community on East Geddes Avenue, snow removal on the University sidewalk and cars parking along South Knolls Way without city issued permits.

Angie Brown made a motion to contract with Blade Runners for snow removal for shoveling and for an operator and snow-blower. The motion was seconded by Scott Ward and was passed.

A new light has been installed on the end of a unit and other locations are under consideration.

There being no further business, the meeting was adjourned.

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

A special meeting of the Knolls Village Townhouse Association was held on Saturday, **October 5, 2013** at the association clubhouse at 9:00 AM. Present were Directors Dick Campbell, Barbara Stokes, Cynthia Kiel, Scott Ward, Darcy Johnson and Joe Johnston; and Manager Warren Deutsch. Joan Rowe was present to record the proceedings. Also present was Cindy DeSirant.

Joe Johnston, Treasurer, reviewed the financial trend report.

Scott Ward made a motion to accept the discussed and proposed budget for 2014. The motion was seconded by Darcy Johnson and was passed.

As this was the only issues discussed, the meeting was adjourned.

RECORD OF MOTIONS AND POLICIES
THE KNOLLS VILLAGE TOWNHOUSE ASSOCIATION

October 1, 2013

A motion was made by Barbara Stokes and seconded by Darcy Johnson to contract with Rushton Tree Service to remove 2 pine trees and a cottonwood tree and grind the stumps. The motion was passed.

Angie Brown made a motion to contract with Blade Runners for snow removal for shoveling and for an operator and snow-blower. The motion was seconded by Scott Ward and was passed.

RECORD OF MOTIONS AND POLICIES
THE KNOLLS VILLAGE TOWNHOUSE ASSOCIATION

October 5, 2013

Scott Ward made a motion to accept the discussed and proposed budget for 2014. The motion was seconded by Darcy Johnson and was passed.
