

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, **November 5, 2013** at the association clubhouse at 6:30 PM. Present were Directors Dick Campbell, Cynthia Kiel, Scott Ward, Darcy Johnson, Joe Johnston and Angie Brown; and Manager Warren Deutsch. Joan Rowe was present to record the proceedings. Also present was Cindy DeSirant.

A motion was made by Scott Ward and seconded by Darcy Johnson to accept the October, 2013 financial statements as presented. The motion was passed.

Scott Ward made a motion to approve the minutes of October 1 and October 5, 2013 Board meetings as written. The motion was seconded by Angie Brown and was passed.

A motion was made by Joe Johnston and seconded by Darcy Johnson to approve the minutes of the October 8, 2013 annual homeowners meeting. The motion was passed.

A change will be made in the provider of the association website. The next event for the Hospitality Committee will be a coffee on November 16th. There was one use of the clubhouse in October. A report on the pool season will be provided by Jean Oatman, Pool Manager, at the December Board meeting. Cracks in the tennis courts will be taken care of in the spring and the wind screens will be removed for the winter.

Dick Campbell, reporting for the Architectural Control Committee, stated that new owner manuals have been prepared that will help committee walkers in maintaining the appearance of the community. Missing light covers in the walk areas will be replaced and damaged window well covers will be removed by the maintenance staff after being reported to them by the Architectural Control Committee members. Homeowners will be informed that their window well cover is being removed. The city streets in the complex will be swept November 11th through November 23rd. Residents will be asked to leave their front porch lights on overnight. There are 13 walkers on the Architectural Control Committee.

The deadline for the next newsletter is Friday, November 8th.

Joe Johnston, Treasurer, reported that the reserve fund balance is \$409,929.00 and the painting fund balance is \$57,711.00. The CD coming due on November 8th will be reinvested into a one year CD.

Warren Deutsch, Maintenance Manager, reported that the projects worked on in October included irrigation repair, weed control, shearing and pruning of shrubs and small trees, planting and cleanup of bed areas where junipers were removed, addition of blocks to a retaining wall and other general maintenance. The projects planned for November include a last system check before the irrigation system is winterized, enlarging rock bed areas to match up with the new sprinkler zones and installing two new handrails. Warren also presented bids for asphalt repair in two areas on East Geddes Place.

Joe Johnston made a motion to accept the bid from Metro Pavers for asphalt repairs near 2749 East Geddes Place and 2551 East Geddes Place plus road base as needed. The motion was seconded by Cindy Kiel and was passed.

The association's attorneys have prepared a new collection policy to conform to new Colorado legislation. The policy will be emailed to Board members and be reviewed, discussed and adopted at the December board meeting.

There being no further business, the meeting was adjourned.

RECORD OF MOTIONS AND POLICIES
THE KNOLLS VILLAGE TOWNHOUSE ASSOCIATION

November 5, 2013

Joe Johnston made a motion to accept the bid from Metro Pavers for asphalt repairs near 2749 East Geddes Place and 2551 East Geddes Place plus road base as needed. The motion was seconded by Cindy Kiel and was passed.

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