

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, **January 7, 2014** at the association clubhouse at 6:30 PM. Present were Directors Dick Campbell, Cynthia Kiel, Barbara Stokes, Scott Ward, Darcy Johnson, Joe Johnston and Angie Brown; and Manager Warren Deutsch. Cindy DeSirant was present to record the proceedings.

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

Barbara Stokes made a motion to approve the minutes of December 2013 Board meeting as written. The motion was seconded by Scott Ward and was passed.

Dick Campbell read an email from a Cherry Knolls Homeowner asking permission to use the clubhouse. After discussion, the board said that the clubhouse is for the private use of the Knolls Village Townhouse Homeowners only due to the ADA requirements.

The Architectural Control Committee Chairman, Dick Campbell, reported that when front doors are being replaced, changes to the existing structure may not be made. The committee must approve replacement doors.

Joe Johnston, Treasurer, stated that the reserve fund balance is \$435,197 and the paint fund balance is \$68,931.00.

Warren Deutsch, Maintenance Manager, reported that the December projects included spreading rock in bed areas, preparing beds, building wooden walls to hold dirt away from garage walls, painting over graffiti on mailboxes, replacing 2 post lights fixtures, general clean-up, and clearing snow. The projects for January include spreading rock in bed areas, replacing plastic with safety glass on the bulletin board, snow/ice removal, and other general maintenance. Warren stated that Marzen Electric LLC will be replacing existing light fixtures starting January 11, 2014. Warren plans to start assessing the condition and quantities of asphalt needing repair in 2014.

The Chair of the Nominating Committee, Scott Ward, will put a note in the newsletter inviting any who wishes to serve on the Board to submit their name.

There being no further business, the meeting was adjourned.

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