

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

The regular meeting of the Knolls Village Townhouse Association was held on Tuesday, **June 3, 2014** at the association clubhouse at 6:30 PM. Present were Directors Richard Campbell, Barbara Stokes, Joseph Johnston, Scott Ward, Darcy Johnson; and Manager Warren Deutsch and Pool Manager Jean Oatman. Cindy DeSirant was present to record the proceedings.

**Darcy Johnson made a motion to approve the minutes of May 2014 board meeting as written. The motion was seconded by Scott Ward and was passed.**

**A motion was made by Barbara Stokes and seconded by Joseph Johnston to accept the May 2014 financial statements as presented. The motion was passed.**

Joseph Johnston, Treasurer, reported that the reserve fund balance is \$506,318.44 and the paint fund balance is \$39,014.19.

Warren Deutsch, Maintenance Manager, reported that in May landscape improvements were made on E. Geddes Place, the swimming pool fence was stained, the swimming pool prepped for use and repairs were made at the clubhouse. Plans for June include sprinkler maintenance, repair of the fence on S University Blvd., changing out the pool pump and other general maintenance. Denver Water sent notification that they require annual testing and certification of backflow prevention devices for irrigation, pool and the clubhouse. Warren said this should cost approximately \$600 a year plus repairs.

**A motion was made by Joseph Johnston and seconded by Scott Ward to pay Rushton Tree Service for five weeks of summer pruning.**

**A motion was made by Darcy Johnson and seconded by Barbara Stokes to replace sprinklers controllers on E Geddes Place. The motion passed.**

**A motion was made by Joseph Johnston and seconded by Barbara Stokes to have Martin Marietta replace the asphalt on E Geddes Place, the private street with adjacent parking areas and for Quality Rock to replace the concrete prior to asphalt. The motion passed.**

**A motion was made by Joseph Johnston and seconded by Darcy Johnson to have Martin Marietta replace the driveway and for Quality Rock to replace the garage aprons at 2503 – 2549 E Geddes Place. The motion passed.**

Richard Campbell informed the board that updated pool rules are on the website. Pool privileges can be suspended for an individual or family for instances of vandalism.

Barbara Stokes, Special Events Committee, reported there is an ice cream social planned for July 13.

Joy Stanton reported that there were six users of the clubhouse in May.

The Architectural Control committee reported that two requests were approved. Their next meeting is June 16. Anita Zukas will take over as the ACC chair in June. Five new members have joined the committee. New procedures will be explained to the 11 members during the June meeting.

There being no further business, the meeting was adjourned at 8:25 PM.

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