

**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, **September 2, 2014**, at the association clubhouse at 6:30 PM. Present were Directors Richard Campbell, Barbara Stokes, Cynthia Kiel, Joseph Johnston, Scott Ward, Darcy Johnson, Angela Brown; and Manager Warren Deutsch. Cindy DeSirant was present to record the proceedings.

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

**A motion was made by Cynthia Kiel and seconded by Joseph Johnston to accept the August 2014 financial statements as presented. The motion was passed.**

Joseph Johnston, Treasurer, reported that the reserve fund balance is \$364,973.69 and the paint fund balance is \$48,028.91. The reserve fund has \$300,000 in CDs and \$83,261.43 in Money Market Funds. Money was moved from the reserve account into the checking account to meet expenses. Joseph explained that this is common in the summer due to higher operating expenses and the funds will be moved back into reserves in the fall.

Warren Deutsch, Maintenance Manager, reported that during August the staff pruned, repaired fences, sprinklers and sidewalks, replaced a wooden foot bridge, seeded, and completed other general maintenance. In September, the staff plans to make landscape improvements on S. Knolls Way, and replace a retaining wall on S. Columbine Way.

**A motion was made by Barbara Stokes and seconded by Cynthia Kiel to approve a bid from Colorado Cascade for the replacement of four sprinkler zones on S. Columbine Way. The motion passed.**

Barbara Stokes, Special Events Committee, reported that a coffee is planned for November 8.

Joy Stanton reported that there were five users of the clubhouse in August.

Anita Zukas, chair of Architectural Control Committee reported that two requests were approved to replace roofs. She also said that a few of the ACC documents are being rewritten for consistency.

During the homeowners' forum, a homeowner suggested that since there is an annual meeting coming up and that meeting should be better advertised to draw in more people. The Board said they would put up three signs in the community and put a notice in the newsletter. She also asked about the nominating committee which the Board explained to her. Richard Campbell informed the Board that he had invited an insurance agent to the annual meeting to address insurance issues for homeowners. Another homeowner suggested that the Board consider making a Celebration Park with a Memory Lane in part of the common area.

There being no further business, the meeting was adjourned at 8:40 PM.