

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, **January 6, 2015**, at the association clubhouse at 6:30 PM. Present were Directors Barbara Stokes, Cynthia Kiel, Joseph Johnston, Scott Ward, Darcy Johnson; and Manager Warren Deutsch. Cindy DeSirant was present to record the proceedings.

Cynthia Kiel made a motion to approve the minutes of the December 2014 board meeting as written. The motion was seconded by Joseph Johnston and was passed.

A motion was made by Joseph Johnston and seconded Darcy Johnson by to accept the December 2014 financial statements as presented. The motion was passed.

Joseph Johnston, Treasurer, reported that the reserve fund balance is \$389,990.26 and the paint fund balance is \$76,643.11. The reserve fund has \$300,000 in CDs and \$89,990.26 in Money Market Funds.

Harold Arnold, Painting Committee Chair, informed the board that 62 units will be painted in April, 2015. He plans to send residents of the 62 units a letter with painting dates in February.

Warren Deutsch, Maintenance Manager, reported that during December the staff removed junipers, planted, spread bark, repaired a split rail fence, and cleared snow. In January, the staff plans to take down the holiday lights, cut back perennials, continue winter pruning, continue snow removal, and other general maintenance.

Anita Zukas, chair of Architectural Control Committee reported that three requests were approved. The next committee meeting will be held on February 23, 2015. Walking the property will resume at the end of April.

Sean Hofer, a Comcast Representative, met with the Board to discuss a service agreement with the Association. Comcast will install, maintain and operate a broadband communication system. Comcast will compensate the Association for the easement. The contract was reviewed by the Association lawyer and approved. The Board will discuss and vote by the next meeting in February.

There being no further business, the meeting was adjourned at 8:12 PM.

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