

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, **February 3, 2015**, at the association clubhouse at 6:30 PM. Present were Directors Richard Campbell, Barbara Stokes, Joseph Johnston, Scott Ward, Darcy Johnson, Angela Brown; and Manager Warren Deutsch. Cindy DeSirant was present to record the proceedings.

Barbara Stokes made a motion to approve the minutes of the January 2015 board meeting as written. The motion was seconded by Angela Brown and was passed.

A motion was made by Joseph Johnston and seconded Darcy Johnson by to accept the January 2015 financial statements as presented. The motion was passed.

Joseph Johnston, Treasurer, reported that the reserve fund balance is \$397,922.96 and the paint fund balance is \$82,253.70. The reserve fund has \$300,000 in CDs and \$97,922.96 in Money Market Funds. The \$100,000 CD coming due on 2/4/15 will be extended another year.

Harold Arnold, Painting Committee Chair, informed the board that 62 units will be painted in April, 2015.

Real Painting Company, Inc. submitted a proposal for 2015 painting. A motion was made by Joseph Johnston to accept the contract. The motion was seconded by Darcy Johnson and was passed.

Warren Deutsch, Maintenance Manager, reported that during January the staff took down Christmas lights, did winter pruning, watered new trees and shrubs, cleared snow and general maintenance. In February, the staff plans to complete winter pruning, handrail fabrication and installation at two locations, continue snow removal and other general maintenance.

Blade Runners Services submitted a proposal for 2015 lawn maintenance services. A motion was made by Darcy Johnson to accept the contract. The motion was seconded by Scott Ward and was passed.

JNJ Pipeline Services submitted a proposal to clean the sewer main between manholes. A motion was made by Joseph Johnston to accept the proposal. The motion was seconded by Darcy Johnson and was passed.

Barbara Stokes, Special Events Committee, announced that there will be a coffee on May 16 and an ice cream social on July 19.

Ilena Lea reported that there was one use of the clubhouse in January.

Anita Zukas, chair of Architectural Control Committee reported that three requests for window and roof replacements were approved.

There being no further business, the meeting was adjourned at 8:35 PM.

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