

**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 1, 2015, at the association clubhouse at 6:30 PM. Present were Directors, Joseph Johnston, Barbara Stokes, Darcy Johnson, Scott Ward; and Manager Warren Deutsch. Cindy DeSirant was present to record the proceedings.

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

**Scott Ward made a motion to approve the minutes of the August 2015 board meeting as written. The motion was seconded by Cindy Kiel and was passed.**

Joseph Johnston, Treasurer, reported on the Reserve Fund and Paint Fund balances. The Reserve fund has investments in CDs and Money Market Funds.

Warren Deutsch, Maintenance Manager, reported that during August the staff pruned, painted steps, painted address signs, checked/repaired sprinklers, replaced a foot bridge and other general maintenance. In September, the staff will check sprinkler systems, repair a wooden foot bridge, paint steps and other general maintenance. Warren informed the Board that Quality Rock Designs and Martin Marietta will be able to do concrete and asphalt replacement in September.

**A motion was made by Cindy Kiel and seconded by Scott Ward to accept the bids from A1 Concrete for concrete repair for 7 - 9 sidewalk sections. The motion was passed.**

**A motion was made by Darcy Johnson and seconded by Scott Ward to pay for Colorado Cascade to install drip line in bed areas from 2709-49 E Geddes Place. The motion was passed.**

**In June 2014, the Board approved bids from Martin Marietta for asphalt and Perfect Patch for concrete replacement. Perfect Patch withdrew their bid due to a pricing error. Warren received a bid from Quality Rock Design. A motion was made by Joseph Johnston and seconded by Cindy Kiel for Martin Marietta for asphalt replacement and Quality Rock Design for driveway concrete replacement. The motion was passed.**

**A motion was made by Darcy Johnson and seconded by Scott Ward to pay for sidewalk replacement. The motion was passed.**

**In May, the Board approved funds to remove two trees. The tree removal has not been done. Warren requested additional tree work be completed before winter increasing the amount needed from the original approved amount. A motion was made by Darcy Johnson and seconded by Barbara Stokes to accept the increased amount to complete the tree work. The motion was passed.**

**A motion was made by Cindy Kiel and seconded by Barbara Stokes to pay Leisure Tech Industries for pool winterization. The motion was passed.**

Barbara Stokes, Special Events, announced a community coffee on November 7 at 9 a.m.

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

During the homeowner's forum, one owner asked if the Board would consider sending a letter to owners backing the ACC requirements. She also discussed parking problems in the community. She feels that owners shouldn't park in guest parking, that too many owners park on the streets, and owners should park in their garages. The Board thanked her and will give her thoughts consideration.

There being no further business, the meeting was adjourned at 8:15 PM.

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