

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

A motion was made by Barbara Stokes and seconded by Joseph Johnston to accept the October 2015 financial statements as presented. The motion was passed.

Scott Ward made a motion to approve the minutes of the October 2015 board meeting as written. The motion was seconded by Darcy Johnson and was passed.

Joseph Johnston, Treasurer, reported the Reserve Fund the Paint Fund balances. The Reserve fund is invested in CDs and Money Market Funds. One CD comes due in November and will be split into two CDs.

Warren Deutsch, Maintenance Manager, reported that during October the staff installed retaining walls, caulked concrete joints, reset a mailbox, cleaned up leaves, checked and repaired sprinklers and other general maintenance. In October, the staff will replace a sprinkler clock and stand post, repair sidewalks, replace broken downspout extensions and other general maintenance. Warren talked to Xcel Energy about the gas lines on Columbine Way being very shallow in the driveway. Xcel stated that four inches of cover is acceptable between the gas lines and bottom of the pavement. Anyone working on that pavement needs to be informed of the shallow lines.

A motion was made by Joseph Johnson and seconded by Scott Ward to accept the bid from Pasterkamp's to replace the clubhouse furnace. The motion was passed.

A motion was made by Darcy Johnson and seconded by Joseph Johnston to accept the bid from A-1 Concrete Leveling and Foundation to raise and level a few of the entry walks and walkways in the development. The motion passed.

By email vote, the Board approved bid from Advanced Reserve Solutions for a reserve study to be completed by year-end.

Richard Campbell told the Board that if residents see students loitering in the development during school hours, they should call the Arapahoe County Sheriff's Department.

Nan Matthews was introduced to the Board. She is the new editor of The Back Gate. Nan presented the new format for the newsletter.

Kathy Kurtz reported there were three uses of the clubhouse in October.

There being no further business, the meeting was adjourned at 8:30 PM.

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