

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 2, 2016, at the association clubhouse at 6:30 PM. Present were Directors, Richard Campbell, Joseph Johnston, Barbara Stokes, Cindy Kiel, Darcy Johnson, Scott Ward, Angela Brown; 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 January 2016 financial statements as presented. The motion was passed.

Cindy Kiel made a motion to approve the minutes of the January 2016 board meeting as written. The motion was seconded by Darcy Johnson and was passed.

Joseph Johnston, Treasurer, reported the Reserve Fund and Paint Fund balances. The Reserve funds are invested in CDs and Money Market Funds.

Warren Deutsch, Maintenance Manager, reported that during January the staff pruned, cut back perennials, replaced sprinkler clocks, replaced downspouts, shoveled snow and other general maintenance. In February, the staff will remove snow, prune perennials, replace sprinklers, and other maintenance. Warren will be meeting with Xcel Energy about their plans for restoring the appearance of driveways after they replace lines.

Joseph Johnston made a motion to approve the Reserve Study prepared by Advanced Reserve Solutions. The motion was seconded by Scott Ward and was passed.

Paint Committee Chair Ken Deshaies and Warren will talk to homeowners about repairs they need to make to their home's exterior prior to their unit being painted. A March 26th coffee will be announced for the homeowners to meet with Ken about the painting schedule.

Ilena Lea reported there were no uses of the clubhouse in January. Over the past 2 months, the clubhouse was painted, the kitchen counter replaced and the bathroom updated.

The pool will open May 27 and close on Labor Day. Richard Campbell will be meeting with Pool Manager Jean Oatman to discuss staffing for the summer.

Barbara Stokes informed the Board there will be a community coffee on April 30 from 9 – 11am. A Community garage sale will be on May 14. There will be dumpster days the weekend of June 4.

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

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