

**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, April 5, 2016, at the association clubhouse at 6:30 PM. Present were Directors, Richard Campbell, Joseph Johnston, Cindy Kiel, Barbara Stokes, 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 March 2016 financial statements as presented. The motion was passed.**

**Darcy Johnson made a motion to approve the minutes of the March 2016 board meeting as written. The motion was seconded by Scott Ward and was passed.**

**The 2015 audit report was reviewed by the Board. Joseph Johnston asked that the auditor include a note about the adequacy of reserves as shown on the Reserve Study. Cindy Kiel made a motion to approve the audit with the recommended change. Darcy Johnson seconded and the motion passed.**

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

Warren Deutsch, Maintenance Manager, reported that during March the staff replaced sprinkler clocks, replaced downspouts, shoveled snow, reset light posts, cut/hailed away storm damaged branches and other general maintenance. In April, the staff will continue replacing sprinkler clocks, prepare the pool for opening, activate the sprinkler system and other maintenance. Warren will firm up the bid from Quality Rock Designs for the pool deck replacement.

**A motion was made by Joseph Johnston and seconded by Barbara Stokes to accept the bid from Metro Pavers for asphalt patching and concrete pans. The motion passed.**

**Joseph Johnston made a motion which was seconded by Scott Ward to pay Rushton Tree Service to remove a tree at 7340 S Knolls Way.**

Ann Winterbottom was introduced as the new tennis chair.

Two homeowners were present for the Homeowner's Forum.

Anita Zukas, Architectural Control Committee chair reported that the ACC kickoff meeting was held on March 28. New binders with the revised processes/procedures were given to the committee members and the new walk areas were reviewed.

Ilena Lea reported that there were four users of the clubhouse in March. Ilena told the board she is moving so a new clubhouse committee member will be needed. Cindy Kiel and Darcy Johnson met with the committee to discuss new flooring and furniture for the clubhouse.

The pool will open May 27 and close on Labor Day. Andrea Oatman has accepted the position of pool manager. Andrea will be meeting with the new pool staff in May.

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 8:35 PM.

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