

**BOARD OF DIRECTORS' REGULAR MEETING
THE KNOLLS VILLAGE TOWNHOUSE ASSOCIATION**

The regular meeting of the Knolls Village Townhouse Association was held on Tuesday, September 6, 2016 at the association clubhouse at 6:30 PM. Present were Directors Richard Campbell, Cindy Kiel, 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 Scott Ward and seconded by Joseph Johnston to accept the August 2016 financial statements as presented. The motion was passed.

Cindy Kiel made a motion to approve the minutes of the August 2016 board meeting as written. The motion was seconded by Scott Ward and was passed.

Joseph Johnston, Treasurer, reported the Reserve Fund and the Paint Fund balances. The Reserve fund has balances invested in CDs and in Money Market Funds. He recommended investing a portion in a six month CD and the Board agreed.

Cindy Kiel gave the Board a draft of the voting proxies and dues increase letter to be mailed to all homeowners. These will be mailed on October 3.

Warren Deutsch, Maintenance Manager, reported that during August the staff sprayed weeds, programmed and repaired sprinkler clocks, checked driveways for asphalt and concrete repairs, and other general maintenance. In September, the staff will check sprinklers, spray beds, test pressure lines at the pool, close the pool, and other maintenance. Warren reported that Metro Pavers is scheduled to start asphalt milling, repairs and overlay in September in the Xcel work areas. He also informed the Board that there was vandalism to the sprinkler system in 10 zones. His staff will repair these in the next few weeks.

Joseph Johnston recommended that the Board approve the following work to be completed this year:

1. Complete the asphalt / concrete work

Estimated bid costs for concrete and asphalt repairs to stabilize and prepare driveways prior to being repaved as part of the Xcel project:

Metro Pavers: Patching - remove and replace asphalt.

Quality Rock Design: Remove and replace sections of concrete.

2. Complete the road by the gardens, asphalt / concrete work.

Garden Driveway paving: Replace sections of concrete, overlay asphalt end sections, remove and replace main section of asphalt at the garden driveway.

Metro Pavers: Asphalt overlay and 8" removal and replacement.

Plus road base if needed at \$39.50 per ton.

Quality Rock Design: Replace sections of curb, drain pan and install cross pan near center of driveway.

3. Defer the pool until April

4. Include replacement of 8-10 sprinkler zones to be completed this year.

Here's a summary of how Joe sees the benefits with this change:

1. - We will defer spending of \$22,000+ into 2017 ending our EOY Reserves closer to our target.
2. - The garden driveway is about to buckle. Estimated costs to completely re-do given failure would be near \$50,000 rather than \$23,000 now.
3. - We would be able to complete the 8-10 sprinkler zones this year
4. - Quality Rock who is doing our concrete work and our contractor for the pool is willing to minimize cost increase to by deferring project to April 2017.
5. - The community will be done with construction work for the year within the next 3 weeks, freeing up Warren to focus on other landscaping projects.
6. - Deferring the pool to April 2017 allows Warren to do some inspections on the underground pool plumbing before we invest the funds to do new concrete.

By email vote, the Board approved Joe's recommendation.

Anita Zukas, Architectural Control, reported that three committee members are needed and that the ACC Appreciation dinner will be on October 19. She provided names of contractors who have been recommended by homeowners. ACC voiced concern about the condition of some gates which need to be stained or painted. An article about the condition of the gates will be in the newsletter.

Joy Stanton, Clubhouse Committee, reported four uses in August.

There being no further business, the meeting was adjourned at 8:20 PM.
