

BOARD OF DIRECTORS' REGULAR MEETING
THE KNOLLS VILLAGE TOWNHOUSE ASSOCIATION

The regular meeting of the Knolls Village Townhouse Association was held on Tuesday, November 7, 2017, at the clubhouse at 6:30 PM. Present were Directors Scott Ward, Cindy Kiel, David Kaiser, Joe Johnston, Darcy Johnson Barbara Stokes, and Manager, Warren Deutsch. Cindy Greene recorded the proceedings.

A motion was made by Darcy Johnson and seconded by Barbara Stokes to accept the October 2017 financial statements as presented. The motion was passed.

Dave Kaiser made a motion to approve the minutes of the October 2017 board meeting. The motion was seconded by Joseph Johnston and was passed.

Dave made changes to the October Homeowners Meeting minutes. Cindy Greene will make the changes and present the minutes at the December Board meeting for approval.

Joe Johnston, Treasurer, reported the Reserve Fund and the Paint Fund balances. Two CDs come due in November. One will be extended for one year and the other for six months.

Anita and Tom Zukas presented an update from the ACC. Two new members were added to the committee. The committee plans to send a letter to owners with tenants in their unit to let them know about ACC and the escalation process. Anita followed up on the following: 1) A notice will be left on parked cars that appear to be stored and vehicles with expired plates can be called into the sheriff's office 2) Paint colors for exteriors must be approved by ACC 3) Anita will meet with Ken Deshaies and Mary Berlin to begin the 2018 paint process 4) The issue with rabbit holes will be looked at on a case-by-case basis.

Warren Deutsch, Maintenance Manager, reported that during October the staff cleared snow from sidewalks, applied ice melt to wooden bridges, cut and picked up storm damaged branches, repaired the fence on South University Blvd including posts, framing, pickets and trim, common area lighting maintenance, turned off water to sprinkler system, and general maintenance. The following work is planned for the maintenance staff during November, lighting maintenance, sign installation, grading and landscape restoration, drain installation, rock bed preparation, servicing of snow removal equipment, pine needle cleanup and other general maintenance.

Scott Ward discussed upcoming projects for the maintenance staff. These include replacing two sprinkler zones, curb painting, completing work on the University fence and purchase of equipment for staff.

The Board has received three complaints from neighbors of a unit with an overgrown tree in the back patio. They requested that the Board require the owner clean up the leaves and trim the tree. The Board will acknowledge the complaints but will state it is up to the neighbors to discuss the tree problem with the tree owner. The Board cannot require owners to do anything in their patio. Warren will discuss the complaints with the owner if he sees him.

Richard Campbell emailed his discussion with the association lawyer. They discussed CDOT property, South Suburban Park property, and landscaping along the fence on University. The Board agreed that the lawyers should proceed with corresponding with both CDOT and South Suburban Parks to determine how future costs should be handled.

There being no further business, the meeting was adjourned at 8:25 PM.

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