

BOARD OF DIRECTORS' REGULAR MEETING
THE KNOLLS VILLAGE TOWNHOUSE ASSOCIATION

The regular and quarterly meeting of the Knolls Village Townhouse Association was held on Tuesday, April 3, 2018 at the clubhouse at 6:30 PM. Present were Directors Scott Ward, Joseph Johnston, Cindy Kiel, Richard Campbell, David Kaiser, Darcy Johnson, Barbara Stokes and Manager, Warren Deutsch. Cindy Greene recorded the proceedings.

A motion was made by Richard Campbell and seconded by David Kaiser to accept the March 2018 financial statements as presented. The motion was passed.

Cindy Greene will send the audit report to be posted on the website.

David Kaiser made a motion to approve the minutes of the March 2018 board meeting. The motion was seconded by Darcy Johnson and was passed.

Joseph Johnston, treasurer, reported the reserve fund and in the paint fund balances. The fund balances are in CDs and Money Market funds.

Ken Deshaies reported that exterior paint preparation plans began in March. There was an informative meeting on March 17 for owners whose buildings are being painted in 2018.

Barbara Stokes, Hospitality Committee, said there will be resident coffees at the clubhouse on April 21 and November 3. Dumpster days will be held on June 16 and 17. Warren will order the dumpsters and Cindy Kiel will post the dates on the bulletin board and in the newsletter.

Anita and Tom Zukas, Architectural Control, had a kick-off meeting on March 21. Anita reconfirmed with the board that window air conditioners must be placed at the back of unit and removed in September. Anita asked that Warren have the painters touch up any peeling paint on units. The ACC gave the board a draft of a resident advisory letter pertaining to rabbit holes under front porches. The letter recommends removing rabbits and sealing rabbit holes under the front porches.

Anita gave the board the ACC meeting schedule for 2018, the committee list, future newsletter topics, March meeting highlights, and a list of grandfathered items.

Harold Arnold, community garden organizer, reported there are 10 large and 25 small gardens. He is making a list to post of each garden name and its owner.

Warren Deutsch, maintenance manager, reported the following maintenance work was done by maintenance staff during March: Pruning of shrubs, cut shrubs and small trees to ground, hauled away branches, picked up compost and spread on thin lawn areas, seeding, collection and removal of pine needles and debris, cleared snow from sidewalks and driveways, sanded walkways and salted driveways as needed, painted light posts, reconditioned address signs, lighting maintenance and other general maintenance.

The following maintenance work is planned for the maintenance staff during April: Tilling and seeding of lawn areas as needed, sprinkler system startup, pool preparation, weed control, snow removal, additional pruning and other general maintenance.

Warren reported some of the circuit breaker panels need to be replaced in the community. Joe will review Warren's map and develop a replacement plan.

Tennis court crack filling and resurfacing: The approved contract was returned to Coatings Inc. along with a letter asking that the work be completed by June 30, 2018.

Some trees will be removed due to dying, falling fruit and their proximity to power lines. Warren walked the property with a tree removal company identifying trees to be removed. Warren, Joseph and David will prioritize the tree removal schedule and present to the board at the May meeting.

Super Deck stain in the color Belvedere Tan has been ordered from Sherwin Williams. Staining of the fence along University will start this week.

Colorado Cascade is scheduling the sprinkler zone replacement in the area of the community garden and should start the work in approximately two weeks.

Dave presented his plan for landscaping three entrances into the community. Dave will obtain bids from contractors and the board will decide next meeting on how to proceed.

There were 14 owners present at the quarterly homeowners meeting. The following items were discussed:

1. The board explained the plan for the tennis courts. Two homeowners will oversee the paint color choices.
2. A homeowner requested a tree replacement for one that died in front of her home.
3. A homeowner reported that she attended a fire department meeting about a the upcoming transition from Littleton Fire to South Metro Fire Rescue. She recommended homeowners read the proposal and vote on May 8.

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

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Members present

- Christine Krumholz
- Harold Arnold
- Marilyn Heinle
- Mike Woodward
- Stephanie Woodward
- Jason Woodson
- Janniellis Di
- Sharyl Whitaker
- Steve Snyder
- Linda Ward
- Ann Winterbottom
- Karen Lewis
- Katie Lewis
- Colleen Thumm