

BOARD OF DIRECTORS' REGULAR MEETING
THE KNOLLS VILLAGE TOWNHOUSE ASSOCIATION

The regular meeting of the Knolls Village Townhouse Association was held on Tuesday, June 5, 2018 at the clubhouse at 6:30 PM. Present were Directors Scott Ward, Joseph Johnston, Richard Campbell, Cindy Kiel, David Kaiser, Darcy Johnson, Barbara Stokes and Manager, Warren Deutsch. Cindy Greene recorded the proceedings.

A motion was made by Joseph Johnston and seconded by Richard Campbell to accept the May 2018 financial statements as presented. The motion was passed.

Cindy Kiel made a motion to approve the minutes of the May 2018 board meeting. The motion was seconded by Darcy Johnson and was passed.

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

Pamela Hansen reported seven uses of the clubhouse during May. A homeowner asked that their check be held long-term as she frequently uses the clubhouse. Pamela said the committee will return deposit checks to the homeowner after the clubhouse is used as they don't want to hold checks and they are invalid after a period of time. Cindy Kiel will get a bid to have the clubhouse windows cleaned.

Warren Deutsch, maintenance manager, reported the following maintenance work was done by staff during May: Flagged sprinkler heads for aeration, sprinkler zone check, sprinkler repair, programmed sprinkler clocks, pool prep, pool fence post replacement, checked and filled pool chlorinators, pruning of shrubs, cut suckers, general cleanup, seeding, collected and hauled away pine needles and debris, light post painting, installed drip line for landscape improvements at entrance, prep for landscape improvements, watering of new plants, lighting maintenance and other general maintenance.

Warren will request bids for the 2019 townhouse exterior painting project at the end of 2018.

The following maintenance work is planned for the maintenance staff during June 2018: Pruning and shearing, sprinkler system maintenance, other general maintenance.

Warren discussed tree trimming. Heavy new growth has weighed down tree branches throughout the complex. Many trees need to be thinned and cut back to reduce the weight of the branches. Dead wood needs to be removed. Clearance over streets, sidewalks and against buildings needs to be maintained. Rushton Tree Service has bid for providing a two man crew and equipment to prune these trees and disposal of the cuttings.

A motion was made by Dave Kaiser and seconded by Richard Campbell to accept the Rushton proposal. The Board approved 8 days. The motion was passed.

A motion was made by Richard Campbell and seconded by Cindy Kiel to accept Blade Runner's proposal to replace cobble in two areas. The motion was passed.

The Board discussed the following pool issues:

1. An owner sent a letter to the board about the pool hours and adult swim times not being posted correctly. Cindy Kiel will check the signs and documents to ensure they are all consistent.
2. There were questions about reserving the gazebo. The board said it can only be reserved for up to 15 people.
3. Adult swim is for adults 18 years old and older.

Barbara Stokes, hospitality committee, reported there will be an ice cream social on July 15 from 1-3 p.m. at the pool.

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

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