

BOARD OF DIRECTORS' REGULAR MEETING  
THE KNOLLS VILLAGE TOWNHOUSE ASSOCIATION

The regular meeting of the Knolls Village Townhouse Association was held on Tuesday, August 7, 2018 at the clubhouse at 6:30 PM. Present were Directors Scott Ward, Richard Campbell, Cindy Kiel, Barbara Stokes, Darcy Johnson and Manager, Warren Deutsch. Cindy Greene recorded the proceedings.

**The June and July minutes were reviewed. A motion was made by Barbara Stokes and seconded by Darcy Johnson to approve the minutes. The motion passed.**

**A motion was made by Cindy Kiel and seconded by Barbara Stokes to approve the June financials. The motion passed.**

The HOA lawyers recommended we initiate judicial foreclosure of the Association's lien for delinquent assessments against a property owner. **Cindy Kiel made a motion to approve the judicial foreclosure. Darcy Johnson seconded. The motion passed.**

Richard Campbell will call the new Painting Committee Chair to meet and begin discussions of the 2019 painting plan.

Warren Deutsch, maintenance manager, reported the following maintenance work was done by staff during July: Sprinkler zone check/repair, pruning shrubs/trees, seeding, weed spraying, crack filling of tennis courts, and other general maintenance.

The following maintenance work is planned for the maintenance staff during August 2018: Sprinkler system maintenance, weeding, prepare islands for rocks at traffic circles, and other general maintenance.

Warren gave the following grounds update:

1. Rushton has been out for four days of tree trimming.
2. JNJ Pipeline Services will clean the sewer system in August.
3. A new tennis net has been ordered.
4. Blade Runners Services will start the landscaping upgrades of beds this week.

**A motion was made by Richard Campbell and seconded by Darcy Johnson to approve Colorado Cascade for sprinkler zone replacement. The motion passed.**

Cindy Kiel gave the board a draft letter for homeowners who are parking in fire lanes. She and the fire marshal's representative discussed the problem. The fire marshal said it is a problem for their fire trucks when they are called to an emergency and have no access due to illegally parked cars. The letter gives contact information to both the HOA Board and the Littleton Fire Department.

Concern about the use of HOA common areas was voiced. Richard will ask the lawyers to write up an HOA policy for common area use that will be distributed to owners and posted in the newsletter, bulletin board, and minutes.

Because the HOA is aging, water lines are prone to breaking or leaking. Warren said that he will ask Blade Runners to assist with these issues when HOA staff is unavailable.

Due to the ever-changing dynamics of the neighborhood, parking has become a problem. Cindy Kiel will draft a letter to owners to use their garage, stop storing vehicles on property, and not park trailers/RVs/boats on property for more than 48 hours.

Anita Zukas, Architectural Control Committee Chair, reported the following from the ACC meeting:

1. They need two more walkers
2. Future newsletter article ideas were presented
3. New ACC requests were discussed
4. Escalation updates were presented

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

_____	_____
_____	_____
_____	_____
_____	_____