

BOARD OF DIRECTORS' REGULAR MEETING
THE KNOLLS VILLAGE TOWNHOUSE ASSOCIATION

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

Due to the New Year's Day holiday, the January Board meeting will be held on Wednesday, January 2, 2019.

The November minutes were reviewed. A motion was made by Dave Kaiser and seconded by Joe Johnston to approve. The motion passed.

A motion was made by Darcy Johnson and seconded by Joe Johnston to approve the November financials. The motion passed.

Cindy Kiel discussed special events for 2019. Barbara Stokes will organize the annual coffee for homeowners on May 4; the pool will open the Friday before Memorial Day; dumpster days will be June 8 and 9; ice cream social July 14th; and the pool will hours will be shorter toward the end of August.

Dick Campbell will be obtaining a quote for gutter cleaning service for the complex for the Board to consider.

Joe Johnston, treasurer, reported the Reserve Fund and the paint fund balances. The reserves are estimated to come in above projections by end of year. Recommendations for improvements were discussed with Warren.

Warren Deutsch, maintenance manager, reported the following maintenance work was done by staff during November: Screen rock border between sidewalk and retaining wall, fill low areas, check water meters, and other general maintenance. A-1 Concrete finished mud-jacking, grinding and caulking sidewalks in Areas 3 and 4.

The following work is planned for the maintenance staff during December 2018: Rock bed prep, rock replacement, leaf clean-up, snow removal, handrail fabrication and other general maintenance. Warren will contact our Waste Management representative to get clarification on the billing error with the number of units.

Removal of damaged trees was presented and discussed by Warren and funds were approved for Rushton Tree Service. A motion was made by Dick Campbell and seconded by Darcy Johnson.

Three painting quotes were presented. A motion was made by Darcy Johnson and seconded by Dick Campbell to approve Real Painting as the painting contractor for 2019. The motion passed.

Dick Campbell will ask Ken Deshaies and Tyler Walje to attend the January Board meeting to discuss the painting plans for 2019.

Dick Campbell updated the Board on pending parking rules and regulations for the community. It was approved by legal and will be presented to the owners via a mailing in January.

There being no further business, the meeting was adjourned at 8:30 PM.

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