

RECORD OF PROCEEDINGS

BOARD OF DIRECTORS' ANNUAL HOMEOWNERS MEETING THE KNOLLS VILLAGE TOWNHOUSE ASSOCIATION

The annual meeting of the Knolls Village Townhouse Association was held on Tuesday, **October 9, 2018** at the association clubhouse at 7:30 PM. Present were directors Richard Campbell, Joseph Johnston, Scott Ward, Darcy Johnson, David Kaiser, and Barbara Stokes. Cindy Greene was present to record the proceedings. Fourteen homeowners were also present at the meeting.

Scott Ward, President of the Board, gave his Presidential address. He expressed his love of the community and his desire for the community to stay connected. He said that in 2018 the tennis courts were resurfaced, the entrance was re-landscaped, sprinkler zones were replaced, concrete was repaired or replaced, and the four road circles were replaced with cobble stones. The Board was then introduced.

The 2019 budget was presented by Joe Johnston, Treasurer, and is based on \$160.00 per month for the maintenance fee and painting escrow. The Association maintains a reserve balance of \$400,000 and in 2018 came in \$28,000 over budget due to higher water expense, upgrading the tennis courts, and tree trimming/removal. Joe mentioned that the HOA maintains 92% of reserves recommended by the reserve study.

An owner asked about the increased water bill. Joe mentioned that 40% of the sprinkler zones have been replaced over the past 10 years and the HOA continues to replace zones. Scott mentioned that circles were replaced with cobble stones to lower water use. Warren Deutsch, maintenance manager, checks the water bill for increase in HOA units or irrigation.

Scott Ward asked for a motion from the owners to accept the budget recommended by the Board. The motion was passed.

Darcy Johnson and Barbara Stokes stated a desire to serve on the Board for another three year term. There were no nominations from the floor. The motion was passed.

A homeowner asked about sewer responsibility. The Board said that the sewer from the unit to the street/alley is the responsibility of the owner.

There were questions about parking issues in the community. The Board watches for unregistered vehicles, vehicles parked too close to driveway entrances, and owners misusing guest parking. The Board can have vehicles towed from HOA streets.

Anita Zukas, Architectural Control Committee, was introduced. She welcomed anyone to join the committee.

The owners thanked Warren and the Board for their continued work for the community. There being no further business, the homeowners portion of the meeting was adjourned at 8:15.

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BOARD MEETING

An election of officers was held. A motion was made by Joseph Johnston and seconded by Darcy Johnson to elect Scott Ward as president. A motion was made by Richard Campbell and seconded by Barbara Stokes to elect David Kaiser as vice-president. A motion was made by Dick Campbell and seconded by Darcy Johnson to retain Cindy Kiel as secretary. A motion was made by Richard Campbell and seconded by Dave Kaiser to retain Joe Johnston as treasurer. All motions were passed.

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Homeowners present:

- Mary Berlin
- Linda Ward
- Mike McCabe
- Sharyl Whitaker
- Virginia Storjohann
- Christine Krumholz
- Marilyn Heinle
- Neil Scarlett
- Michelle Littell
- Nancy Gittleman
- Elisa & Todd Mata
- Anita & Tom Zukas