

# The Knolls Section 12

## Annual Meeting Minutes

**Meeting Date:** October 24, 2013

**Attended By:** Jessie Kellner, Katie and Matt Tessier, Chantelle Bowen, Andre Barnes, Charlene VanMeter, Robert Ackerman,

**Subject:** Knolls 12 Board of Director's Annual Meeting

**Call to Order:** 6:10PM

**Verification of Quorum:** A quorum was not met.

**Approval of Minutes:** Last year's Minutes were approved.

### Report of officers:

- The monthly fees are not being again raised this year. The operating reserves grew slightly yesterday, because expenses were well within budget. For instance, the budgeted snow pushing wasn't used last year.
- No new improvements were made to the common area this year. Previous year improvements are doing well.

### Committee Reports:

- NTR

### Election of Three Directors:

- Andre Barnes will continue to serve as the Knolls 12 HOA President.
- Charlene VanMeter will continue to serve as Treasurer.

### Old Business:

- NTR

### New Business:

- The board is in the process of creating an addendum to the By-Laws: rules and regulations that will allow violations to be fined.
- The board is developing a set of guidelines to how tree "issues" will be handled. This includes pruning branches that block the sidewalk and removal of damaged trees. The guidelines will include a list of approved replacement trees.
- The management company mentioned that we need to start paying closer attention to the fences. As they get older, algae becomes a problem and at about the fences start to rot.
- One owner mentioned that the person who was hired to fill the cracks the year before did not do a good job.
- One owner also suggested that the curbs be painted yellow to prevent people from parking there. The management company reminded the group that, if we did that, we would have to monitor it in order to enforce it. No conclusion was reached.

**Next Meeting Date:** 6:00pm on Feb??, Nantucket Elementary

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Adjournment: 6:50PM