

The Knolls Section 12

Annual Meeting Minutes

Meeting Date: October 24, 2013

Attended By: Various homeowners, Andre Barnes, Charlene VanMeter, Cesar Ramos, Cory Pollitt

Subject: Knolls 12 Board of Director's Annual Meeting

Call to Order: 6:30 PM

Establish Quorum: A quorum was not met.

Introduction: The new management company was introduced: Cesar Roman is the new Property Manager and Cory Pollitt is the VP of Howard Property Management Company.

Open Discussion Period:

- A request was made to provide better notification of meetings and changes in meetings.
 - Cory stated that it was required that at least one notice announcing all of the meetings be sent out and that it will be forthcoming.
 - Homeowners present are open to having e-mail notices sent to them as well. Cesar and Cory will create an e-mail alias for the community from information in the welcome packet.
- Homeowners expressed frustration about cars routinely parked along the curb, making it difficult to back out of their parking spaces.
 - It was decided to move forward with painting the curbs yellow. Associated work will be start, but the painting probably won't be done until spring.
 - Cesar and Cory will walk around the community and make recommendations as to which curbs are candidates for painting.
 - Cesar and Cory will draft the required parking/towing policy and have a sign created.
 - Cory noted that the fire department would need to be contacted about painting curbs/fire lanes near fire hydrants.
- At the last meeting, in August 2014, the board agreed to have the roads seal-coated and re-paint the striping. Cesar and Cory will look into this. The earliest this can be done is spring.
- Charlene asked about the possibility of adding a fee/fine structure to the By-Laws. Cory replied that they'd have to review the By-Laws first to see if the By-Laws allowed for it.
- The Christmas Decorating Contest will be judged by the HOA Board on Dec. 15 at 7:30pm.
- A new community web-site has been developed. The URL is: www.knolls12.com,
- The next meeting will be held on January 20, 2014 at 6:30pm at Nantucket Elementary School.

Budget and Financial Discussion:

- Cory presented a proposed budget for 2015.
- The board and homeowners present voted to keep the budget at the same level as 2014.

Election of Four Directors: There was no election because there was no quorum

Volunteers: Chantelle and Butch agreed to think about joining the board!

Adjournment: 7:35 PM

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Next Meeting Date: 6:30pm on Jan. 20, 2015 at Nantucket Elementary School.