

**THE KNOLLS CONDOMINIUMS
BOARD OF DIRECTORS MEETING
JULY 20, 2017
REGULAR SESSION MINUTES**

A Meeting of the Board of Directors of the The Knolls Condominium HOA was called to order by Board President Richard Gills, at 6:35 p.m. at the Lakeside Community Center 9841 Vine Street Lakeside, CA 92014.

Directors Present: Richard Gills President
Joann O'Donnell Secretary
Michelle Heddingler Treasurer

Directors Absent: John Cresap Director
Also Present: Lynn Robbins, CCAM Community Association Manager PHOAC

DISCLOSURE OF EXECUTIVE SESSION

It was disclosed that at the last Executive Session Meeting the following was discussed; Delinquencies, Violations and legal matters.

HOMEOWNER FORUM

Please see the sign-in sheet attached for owners in attendance. The following topics were presented. Guest/handicap/additional parking spaces to be added. Neighbors children causing damage to the garage door and riding a dirt bike dangerously within the community.

APPROVAL OF MINUTES

The Board reviewed the Open Session Meeting Minutes of June 22, 2017. Upon a motion made, seconded and carried; the Board approved the Meeting Minutes as presented.

The Board reviewed the Executive Session Minutes of June 22, 2017. Upon a motion made, seconded and carried; the Board approved the Meeting Minutes as presented.

OLD BUSINESS

Parking

The Board discussed the HOA Rental Parking. A motion was made, seconded and carried; to approve the following:

- a. Management can move forward creating three pool parking spots just north of the pool entrance. It will be open parking at this time.

NEW BUSINESS

2017 Draft Reserve Study

2017 Draft Reserve Study was reviewed. Various components will be adjusted and sent to Barrera for consideration. Upon a motion made, seconded and carried; the Draft was approved with component updates.

Street Proposals

The Board reviewed the three proposals presented. After deliberation and upon a motion made, seconded and carried; the Board voted to approve the contract provided by Aztec Paving, Bid #2 at a total cost of \$39,763.00. Upon a motion made, seconded and carried the Board approved hiring a project superintendent to oversee the job. Management will contract with one prior to the beginning of the project.

REPORTS

Landscape

The Landscape walkthrough report of 6/14/17 was provided under separate cover for Board information. No further action was taken on it.

The next regularly scheduled meeting is scheduled to be held on, October 26, 2017 at 6:30 pm at the Lakeside Community Center 9841 Vine Street Lakeside, CA 92014. However, there will be a budget meeting held prior to that, with date to be determined.

ADJOURNMENT

With no further business to come before the Board, upon a motion made, seconded and carried, the meeting was adjourned to Executive Session at 7:50 p.m. at the Lakeside Community Center 9841 Vine Street Lakeside, CA 92014.

Respectfully submitted,
Lynn Robbins, CCAM
Community Association Manager

Attested

Title

Date