

**KNOLLWOOD TERRACE HOMEOWNERS
ASSOCIATION**

Post Office Box 1227 ❖ San Luis Obispo, California 93406 ❖ (805) 545-7600

BOARD OF DIRECTORS MEETING

Knollwood Clubhouse

May 20th, 2014

6:30 pm

Minutes - Approved

- I. CALL TO ORDER- The meeting was called to order at 6:32pm.
- II. ESTABLISHMENT OF QUORUM – Quorum was established with the presence of David Mittleberger, Brian McIntyre, Miko Nehman and Lisa McGrath.
- III. REVIEW MINUTES OF APRIL 15TH, 2014 MEETING – The minutes were approved as written.
- IV. TREASURERS REPORT
 - A. YTD Budget vs. Actuals

Treasurers Report – April Bank Statements –reconciled as of 4/30/2014

Knollwood Terraces HOA

Union Bank Operating Account	\$ 17,429.98
Coast Hills Savings Reserves Account	\$ 246,679.81
Coast Hills Checking Reserves Account	\$ 25,117.18
Coast Hills Checking	\$5.00
Total	\$289,231.97

- We are down to two liens with Sunrise Assessment. One owner who had breached her payment plan is back on a payment plan. One home is in the foreclosure process.
- The accounts receivables are down to \$19,691.34.
- The association still needs to make up one transfer check in the amount of \$12,583.33 before the end of the fiscal year.
- The legal bill has an outstanding balance of \$8078.43.

- V. OLD BUSINESS
- A. 1141 Sumner #D – Beam Replacement – This beam is scheduled to be replaced on June 2nd.

VI. NEW BUSINESS

- A. Pool/Security Update- The association has called out Bomar security a few times to ask non owners or under age kids to leave the pool. The board voted to add one more scheduled visit to the security service. They will now be checking the pool at Friday at 10p, Saturday at 2p and 10p and Sunday at 2p. Bomar was also notified to check ID's if people seem to be under age, to make sure there is not loud music playing or people playing football or throwing balls in the pool area. The pool is being serviced on Monday, Wednesdays and Fridays and Gabe is checking the pool area, emptying trash and cleaning the restrooms on Mondays and Fridays. It was noted that there was a light out near the spa and No Limit Services is scheduled to replace the light. There was also a complaint about the spa jets. After a conversation with the pool service the pool company said that with the amount of use the spa gets, the water gets low and the jets don't work properly or heat properly. This is caused by over use of the spa.
- B. Fences – The board did another walk through of the property and voted to replace and repair numerous fences. The following owners will be notified and the fences will be scheduled for replacement:

1192 Hilltop A – association needs to remove a root
1172 Hilltop B/C
1160 Hilltop B/C
1152 Hilltop A (owner needs to remove vines)
1152 Hilltop D
1153 Sumner B/C
1161 Sumner D (owner needs to remove tree)
1181 Sumner D
1193 Sumner A
1172 Sumner D
1160 Sumner A – New Gate only

There are also several wing walls that need to be repaired including 1160 Sumner A and 1193 E. Foster A. No Limit services will be doing this work.

- C. 1181 Sumner #D – Fence Work Order. This fence replacement was approved and added to the fence list.
- D. 4096 Hilltop #A – Garage Door Work Order. This garage door work order was approved and scheduled to be replaced.
- E. 4048 Hilltop #B – Termite Request. These owners had a termite request that involved termites in the attic and subterranean termites. They wanted to provide the attached neighbors report from #A. At the end of

the meeting they brought in the report for #A. The board will address this at next meeting.

VII. OPEN FORUM FOR MEMBERS
(Up to three minutes per member.)

The owner of 1141 Sumner # was at the meeting and said that she will bring her termite report to the next meeting to discuss repairs and possible fumigation.

VIII. ADJOURNMENT – The meeting was adjourned at 8:22pm.