

**KNOLLWOOD TERRACE HOMEOWNERS
ASSOCIATION**

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

BOARD OF DIRECTORS MEETING

Knollwood Clubhouse

September 16, 2014

6:30 pm

MINUTES - APPROVED

- I. CALL TO ORDER – The meeting was called to order at 6:30pm.
- II. ESTABLISHMENT OF QUORUM – Quorum was established with the presence of David Mittleberger, Brian McIntyre, Lisa McGrath and Miko Nehman. Bobbi Primo was present on behalf of Aurora Property Services.
- III. REVIEW MINUTES OF September 16th, 2014 MEETING- The minutes were approved as written.
- IV. TREASURERS REPORT
 - A. YTD Budget vs. Actuals

Treasurers Report – July Bank Statements –reconciled as of 8/31/2014

Knollwood Terraces HOA

Union Bank Operating Account	\$ 6,327.85
Coast Hills Savings Reserves Account	\$ 271,931.20
Coast Hills Checking Reserves Account	\$ 40,097.56
Coast Hills Checking	\$5.00
Total	\$318,358.61

- We have one owner on a payment plan with Sunrise Assessments.
- The accounts receivables are down to \$11,582.11
- This month Aurora Property Services sent out seven letters to delinquent owners asking them to pay off their accounts, set up payment plans or they will be sent to collections.

V.

OLD BUSINESS

- A. Pool/Security Update – There was vandalism to the bottom of the pool and pool chairs were thrown in the pool. There was also one complaint about a group of teenagers in the pool and security was sent out. The current security schedule has helped alleviate the issue with people sneaking in the pool.
- B. 1172 Sumner #D – Finley Termite Report – The board approved a bid for this unit in the last meeting from Western Termite that covered exterior work. The board did not approve any of the work that was submitted on this second bid from Finley Termite which included flooring and interior work.
- C. 4066 Hilltop #A/#B- The board approved to fumigate this unit and to take care of items 2A-4 and 3A which are the framing and the fascia. The board is further researching replacing the utility room door. The current doors to the utility rooms are pressed wood and are not lasting long. They are researching other options such as a solid wood or fiberglass door.

VI.

NEW BUSINESS

- A. Flat Roof bids – Three bids were presented for flat roof replacement. Three bids were submitted to replace the flat roof over the garages throughout the association. West Coast Roofing was \$4225 per building with a total of \$92,950 for the property, Tri Valley Roofing was \$4864 per building and Tunnell Roofing was \$3630 per building with a total of \$80,080 for the property. The board voted to go with Tunnell Roofing since there have been roof leaks and this is currently in the reserve study to replace. They will be replacing all of the flat roofs. This will be scheduled within the next month and owners will be notified accordingly.

VII.

OPEN FORUM FOR MEMBERS

There were several owners present who had complaints about the tenants at 1153 E. Foster #D. There have been numerous complaints about the dog continuously barking, people coming and going, visitors from that unit parking in the Clubhouse parking lot, kids wasting water and using a slip and slide. The owner has been sent numerous violation letters. The board voted unanimously to remove the dog from this unit.

Two owners of from building 1141 Sumner were present to discuss the tenting of their building. The board approved having this work done at a previous meeting. Bobbi from Aurora Property Services agreed to contact the existing homeowner to coordinate fumigation.

VIII.

ADJOURNMENT – The meeting was adjourned at 7:19pm.