



Knolls Committee Meeting
The Carriage House and Zoom
September 21, 2022
8:30 AM

MINUTES

Members Present: Gary Whelchel, Luc Brousseau, Bob Mannino, and Cathy McKeever

Members Absent: Bea Trembath and Amber Tompkins

CCMC Staff Present: Rebecca Hill, Executive Director, and Jennifer Campbell, Community Manager

Homeowners Present: None

Homeowner Forum: None

Others: Anthony Marmino – Four Peaks

The meeting was called to order at 8:32 AM by Gary Whelchel.

Approve the September 7, 2022 Minutes

Motion: Mr. Mannino made a motion to approve the minutes from September 7, 2022. Ms. McKeever seconded, motion carried unanimously.

2023 Draft Budget Review

Notation: Ms. Hill presented the Committee with the 2023 draft budget. This version did not include any increase to assessments. Increases are to the following lines:

12% to Onsite Services
5% Janitor Contract
73% Pool Service
12% Landscape Contract
4% Landscape Extras
150% Tree Trimming
12% Electricity
12% Gas



18% Water

Motion: Accept the budget as presented with the following revisions: motion seconded, motion carried 4:1 in favor of recommending the 2023 draft budget for approval.

- Reduce Tree Trimming by \$22,000
- Reduce Landscape Contract \$10,000
- Reduce Gas \$20,000
- Increase Working Capital from \$250 to \$500 per home sale

Committee Roundtable:

- Mr. Brousseau requests that the heating of the pool be paid out of reserves.

Adjourn

There being no further business, the meeting was adjourned at 9:44 AM.

The next Knolls Committee meeting is on October 5, 2022.

Respectfully Submitted,

Jennifer Campbell, Community Manager