

BOARD OF DIRECTORS' REGULAR MEETING
THE KNOLLS VILLAGE TOWNHOUSE ASSOCIATION

The regular meeting of the Knolls Village Townhouse Association was held on Tuesday, March 5, 2019 at the clubhouse at 6:30 PM. Present were Directors Scott Ward, David Kaiser, Richard Campbell, Barbara Stokes, Joe Johnston, Cindy Kiel and Manager, Warren Deutsch. Darcy Johnson was absent. Chrissy Krumholz recorded the proceedings.

The February minutes were reviewed and a motion was made by Dick Campbell and seconded by Dave Kaiser to approve. The motion passed.

A motion was made by Joe Johnston and seconded by Dick Campbell to approve the February financials. The motion passed.

Tyler Walje, painting committee, provided an update that letters had gone out to the homeowners in the buildings to be painted this year with the new color changes. He will set up a question and answer meeting for homeowners in the clubhouse on March 30 from 9-11 am. The Board requested that letters be sent out earlier next year so that homeowners have ample time to make necessary exterior repairs.

Joe Johnston, treasurer, reported the reserve fund and paint fund balances. In his review of the Reserve Account with RBC, he stated that a CD had matured in January and he recommended that it be re-invested in to a 1-year CD. The Board approved the transfer.

Dick Campbell updated the Board on the Perfect Pools contract. The owner will countersign it when he returns from vacation and will schedule a meeting with the staff of the Knolls Village Townhouse Association.

Warren Deutsch, maintenance manager, reported the following maintenance work was done by staff during February: Sidewalk snow removal; plowing; clear parking areas between cars; clearing garage aprons; removing ice buildup; finish work on rock bed area by 2505 E. Fremont Ct.; start rock bed preparation at driveway entrance by 7351-7369 S. Knolls Way; lighting maintenance; pruning of shrubs; removal of 2 maple trees over water lines; clean debris from curbs throughout complex; sweep accumulations of sand from streets and driveways; clean-up of perennial beds; pine needle clean-up; haul away debris, and other general maintenance. Warren sent 28 notices to homeowners where there was high water use indicated on the Denver water bill. He has contacted Denver Water and asked for them to check the constant flow on the affected buildings. He will ask Denver Water for dye tablets which will be distributed in an upcoming newsletter.

Warren will review bylaws regarding the parking issues so that a ballot mailing can be prepared by Cindy Kiel and Dave Kaiser for the Board to review via email. Dave will explore options for potentially adding more parking spaces on East Geddes Place.

The Blade Runners contract for lawn maintenance was signed by Scott Ward and approved for 2019.

The following work is planned for the maintenance staff during March 2019:

Rock bed preparation, build small retaining wall to hold back dirt and rock from garage wall at 7369 S. Knolls Way, snow removal, sanding, salting, pruning, general maintenance and clean up.

Dave Kaiser addressed the employee issues and made a recommendation for installing a timeclock by the shed. The Board approved a time clock expense.

There being no further business, the meeting was adjourned at 8:27 PM.
