

BOARD OF DIRECTORS' REGULAR MEETING  
THE KNOLLS VILLAGE TOWNHOUSE ASSOCIATION

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

**The July Minutes were reviewed, and a motion was made by Dick Campbell and seconded by Joe Johnston to approve. The motion passed.**

**A motion was made by Darcy Johnson and seconded by Dick Campbell to approve the July financials. The motion passed.**

**Scott Ward, KVTA Board President resigned effective August 4, 2019. Knolls Village resident, Kathleen Sutton was appointed by the Board to fill the vacancy. A motion was made to approve Kathleen's appointment by Dick Campbell and seconded by Darcy Johnson. The motion was passed.**

Tim Melchoir from L.L. Johnson Distributing Company provided the Board with an overview and proposal for options for an automated irrigation control system. The system allows for operation and management utilizing cellular apps. Another feature of the system is a flow monitor feature. The Board thanked Tim for his time and will further investigate utilizing this type of system. Nineteen controllers would be necessary for the project.

Barbara Stokes reported that approximately 100 people attended the Ice Cream Social on July 21st. This number seemed in line with attendance during prior years.

Landon Bradbury from Perfect Pools submitted an update regarding pool staffing and water temperature fluctuations. He explained that it is difficult to maintain an 84 -85 degree set point considering there is no specific temperature set point on the pool heater thermostat. Landon also commented that he has received a number of compliments from residents about the pool and pool monitors over that last month. Both Camden and Tyler, notably, have done an incredible job.

Joe Johnston, KVTA Treasurer, reported balances on the reserve fund and the paint fund. There is an excess in the Reserves and no Certificates of Deposit are maturing at this time.

Warren Deutsch shared that he has received two bids for concrete repair and replacement from Denver Concrete Works and Kenny's Concrete and is waiting for bids from two more contractors. Colorado Cascade has completed replacement in area 2 and will submit zone bids for addresses 2401-41 E Geddes Ave. Landscape renovation bids for 2852-92 E Geddes Place have been received from Cox Professional Landscape Services and Foster Services.

Cady Dixon, new KVTA employee, is doing an excellent job including sprinkler system check, sprinkler repairs, shearing and pruning.

Homeowners in attendance: Roger and Carole Veach, Kathleen Sutton, Anne Krause, Judy Chapman, Sharon Zierk/Stacy Vogel, Amy Garcia, Rae Stafford and Ann Kingery.

**There being no further business, the meeting was adjourned at 8:24 PM.**

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