

BOARD OF DIRECTORS' REGULAR MEETING  
THE KNOLLS VILLAGE TOWNHOUSE ASSOCIATION

The regular meeting of the Knolls Village Townhouse Association was held on Tuesday, September 3, 2019 at the clubhouse at 6:30 PM. Present were Directors David Kaiser, Richard Campbell, Cindy Kiel, Darcy Johnson, Barbara Stokes, Kathleen Sutton, and Manager, Warren Deutsch. Joe Johnston was absent. Chrissy Krumholz recorded the proceedings.

**The August minutes were reviewed, and a motion was made by Dave Kaiser and seconded by Barbara Stokes to approve. The motion passed. A motion was made by Darcy Johnson and seconded by Cindy Kiel to approve the August financials. The motion passed.**

The pool officially closed for the season on September 2, 2019. Dave Kaiser and Dick Campbell will meet with Landon Bradbury from Perfect Pools to discuss the season, address concerns and plans for next year. Pool attendance for the 2019 season was 49 in May; 1,146 in June; 1,483 in July; 936 in August and 211 in September for a total of 3,825.

The Architectural Control Committee submitted their report. They are working on new applications, addressing issues and working on letters to homeowners.

Warren Deutsch reported grounds maintenance activity for August and September:

- Ongoing maintenance work planned for September includes weed spraying, weekly system checks, sprinkler system repairs, pruning, shearing, pruning lower tree branches and other general maintenance.
- Quality Rock Design has submitted unit costs for concrete replacement planned during 2019.
- Colorado Cascade completed replacement of the sprinkler zone at 2401-41 E. Geddes Avenue and should complete the zones East of 2529-49 E. Geddes Place and West of 2551-71 E. Geddes Place this month.
- Rushton Tree Service is scheduled to trim trees on September 16 and September 23.
- Bids have been submitted by Cox Professional Landscape Service, Blade Runners Services and Foster Services for re-landscaping the beds at building 2852-92 E. Geddes Place. Foster Services bid was the low bid to expand the bed areas to eliminate grass, re-grade, remove some existing plants, place weed barrier and install rock plus plantings.
- Pricing was submitted from Metro Pavers and Quality Rock Design for removal and replacement of the asphalt pavement, addition of one parking space by 2698 E. Geddes Place and misc. concrete at the parking areas by 2696 E. Geddes Avenue and 2698 E. Geddes Place.

**A motion was made to approve services scheduled with Foster Services, Inc. for landscaping. The motion was passed.**

Residents addressed the Board with comments about the pool attendants and their responsibilities. Dick Campbell will discuss the concerns with Perfect Pools to determine some best practices for next year's pool season. A resident inquired about interior sewer scoping and the homeowner's responsibility. Lastly, a resident asked about the rabbit infestation and how to best address the lighting in the garage area. The Board provided guidance to submit requests to the ACC for approval of replacement lighting in that area.

Dick Campbell contacted the HOA's insurance company concerning potential liability for the Association as a result of a homeowner placing a play swing in the KVTA Common Area. Darcy Johnson will draft a letter to the homeowner for review for the Board.

Homeowners in attendance: Roger Veach, Anne Krause, Marianne Mishoe, Jimetta Pyles and Carole McKenry

**There being no further business, the meeting was adjourned at 8:30 PM.**

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