

**BOARD OF DIRECTORS' REGULAR MEETING
THE KNOLLS VILLAGE TOWNHOUSE ASSOCIATION**

The regular meeting of the Knolls Village Townhouse Association was held on Tuesday, August 4, 2020 at 6:30 p.m. The meeting was held in David Kaiser's garage due to the closure of the Clubhouse as a result of the COVID-19 virus and restrictions on gatherings. Present were Board Members: David Kaiser, Barbara Stokes, Richard Campbell, Cindy Kiel, Darcy Johnson, Kathleen Sutton and Joe Johnston. Also, present were Marie Kilty and Warren Deutsch. Marie Kilty recorded the proceedings.

The July delinquencies were reviewed. July financial statements will be available by August 8, 2020.

The July 2020 Minutes were reviewed. **A motion to approve the July 2020 Minutes was made by Dick Campbell and seconded by Darcy Johnson. The motion passed.**

Committee Reports

Painting – Darcy, Cindy and Dave recommend two blue exterior paint color revisions. Paint colors will be posted on the website in advance of next year's paint cycle in the Spring.

Website – No updates

Special Events - The Ice cream Social is cancelled for 2020.

Clubhouse -The Clubhouse remains closed. The Board discussed meeting at the Clubhouse for redecorating updates. Barbara Stokes and Kathleen Sutton will lead a committee for updating the furniture, carpet and blinds.

Pool – Landon Bradbury from Perfect Pools reported the pool was busy in July with Saturdays and Sundays being the busiest days. Anne Krause asked questions concerning pool maintenance procedures and Cindy Kiel reported a total of 234 pool registrations have been received for 2020.

Tennis Courts – A new tennis net has been installed. Cindy Kiel reported 43 new tennis registrations for 2020.

Architectural Control Committee – Dave Kaiser, Tom Zukas, Anne Krause and Warren Deutsch walked Area 1, in which 51 of the 55 units to be painted in 2021 have exterior repair issues. Linda Satori recently resigned from the ACC and the committee is looking for a replacement. A note will be placed in the next newsletter.

Newsletter - No updates

Treasurer's Report – Joe Johnston reported one CD has matured and after discussion it was determined to renew this CD for 6 months because of the low interest rate environment. Joe reported the Reserve Account balance and Paint Reserve balance as of July 31, 2020 and will have a proposed budget for 2021 complete before the September Board meeting.

Maintenance Staff

The following tasks were worked on during July: Lighting maintenance, sprinkler leaks and water line repairs. Rock bed preparation at 2707 E. Geddes Avenue.

General clean-up, weed spraying in bed areas, sprinkler checks, sprinkler repairs, finish re-landscaping of bed areas at 2605 and 2707 E. Geddes Avenue, improvements to front bed areas at the buildings painted this year, tree planting by 2553 and 2593 E. Geddes Avenue, pruning and other general maintenance will be accomplished during August.

Aqua Corp. has finished their sprinkler zone replacement and is preparing the “as built” drawings. Blade Runners Services has almost completed the shearing of shrubs throughout the complex. Rushton Tree Service provided tree pruning and removal services on July 9, 2020. Their next scheduled days for pruning are August 11, 19 and 27, 2020. A-1 Concrete Leveling has scheduled the contracted concrete work and follow up repair work for August 13, 2020.

Homeowner’s Monthly Forum

Sharyl Whitaker and Roger Veach inquired whether the pool can remain open a few more weeks as it was opened late this year due to state health restrictions. The board explained the opening and closing dates are determined in the spring and agreed upon in the contract with the pool company. The dates of operation may not be extended due to staffing availability.

OLD BUSINESS

Reserve Study – When Richard Hirschman, from Advance Reserve Studies, returns next week he will conduct the Study with Joe Johnston and Dave Kaiser.

Nomination Committee - Anne Krause has agreed to be the nominee for the Director’s position election at the October 2020 Annual Meeting. Joe Johnston and Kathleen Sutton will stand for re-election as Directors for another term.

Irrigation Analysis Report – The Irrigation Analysis report is in progress.

Landscape Improvements – Warren will complete a walkthrough to look at shrubs being damaged by the Japanese beetle. The plant list has been prepared. Blade Runners has given Warren a bid for installing mulch. Kirby Smith & Associates will evaluate the landscape design for four buildings for the 2021 paint cycle.

CCIOA – Colorado Common Interest Ownership Act – Identity Protection Policy. David Kaiser prepared a policy for the Knolls Village. **A motion to approve the policy was made by Dick Campbell and seconded by Cindy Kiel. The motion passed.** Marie Kilty will provide a copy of the policy to the KVTA staff on payroll and Cindy Kiel will post a copy to the Association’s web site.

NEW BUSINESS

The Annual Meeting vote in October will be held by mail-in ballot. The Board will determine whether the Board will meet via Zoom or in person in October depending upon COVID-19 guidance in place.

There being no further business, the meeting was adjourned at 8:30 p.m.

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Homeowners in attendance: Anne Krause, Roger Veach and Sharyl Whitaker