

BOARD OF DIRECTORS' REGULAR MEETING
THE KNOLLS VILLAGE TOWNHOUSE ASSOCIATION

The regular meeting of the Knolls Village Townhouse Association was held on Tuesday, February 4, 2020 at the clubhouse at 6:30 p.m. Present were Directors David Kaiser, Joe Johnston, Darcy Johnson, Richard Campbell, Cindy Kiel, and Manager, Warren Deutsch. Barbara Stokes, Kathleen Sutton and Christine Krumholz were absent. Cindy Kiel recorded the proceedings.

The January minutes were reviewed. A motion was made by Richard Campbell and seconded by Darcy Johnson to approve. The motion passed.

The February financials and delinquencies were reviewed and a motion was made by Richard Campbell and seconded by Darcy Johnson to approve. The motion passed.

Tyler Walje reported on the 2020 exterior painting. Tyler reported the multiple repair notice letters sent to homeowners were well-received and the response has been positive. A second round of letters went out in mid-January and he will be walking the areas again in mid-February and sending out final repair notice letters as well as information concerning the estimated start and completion dates.

Dave Kaiser reported seven uses of the clubhouse during the month of January on behalf of Kathy Kurtz.

Cindy Kiel reported on pool gate card-entry system options. The Board reviewed an estimate for the card system and Cindy will contact the supplier to obtain more information concerning costs and availability of seasonal monitoring only.

Warren Deutsch reported that the agreement for tennis court crack sealing has been submitted to Altitude Athletic Services for completion by May 31 - weather permitting. Coatings, Inc. agreed by phone with Warren to cancel our previous agreement due to their inability to guarantee a completion date before May 31, 2020.

Warren reported on a water main break in the street near 7352 S. Columbine Way. Denver Water repaired the main and Warren will follow-up with them about the extent of repairs / repaving needed to our street as a result of the main leaking and undermining the asphalt.

Joe Johnston reported the account balances as of February 3, 2020 for the Reserve Fund, Paint Fund, Money Market account and CDs maturing during 2020.

Warren Deutsch reported on grounds maintenance projects for January. Reset edging by mailbox at 2499 E. Geddes Place, pruning, cleaned debris from curbs, litter removal, snow removal, salting, stump removals and other general maintenance. Re-grading of front bed areas, backfilling porches, compacting soil, resetting edging and installing weed barrier fabric by 2500-2520 E. Geddes Place and 7399-7399 S. Knolls Way were also completed along with lighting maintenance and other general maintenance. Work planned for February includes pruning, general clean-up and snow removal.

Dave Kaiser reported on behalf of Anita Zukas. The ACC status and resolution report recommends plans to establish a strategy for reducing the time for notification and resolution of exterior homeowner issues. The recommendations will be presented and discussed at the March meeting.

The 2020 painting bid submitted by Real Painting was reviewed. The contract includes labor and materials for painting 11 building exteriors, clubhouse, clubhouse fencing and the wading pool. A motion was made by Richard Campbell and seconded by Darcy Johnson to approve the contract for townhome exteriors in this year's rotation plus the clubhouse, fencing and the wading pool. The motion passed.

Darcy Johnson and Dave Kaiser reported on the owner sublet policy draft and will make further revisions as discussed.

Joe Johnston reported on the Reserve Study by Advance Reserve Solutions. Joe intends to have the report completed in time to be included with the upcoming audit report.

Dave Kaiser reported on an update from Kirby Smith & Associates stating the topographic surveys are complete but the surveying company has yet to transfer the data to the design consultant. Dave also presented information addressing our irrigation system's potential for more water savings and will be obtaining a proposal from a professional irrigation consultant to conduct a system-wide efficiency study.

A proposed list of improvement projects for 2020 was reviewed. A motion was made by Richard Campbell and seconded by Darcy Johnson to approve the proposed list of projects pending ongoing review of Reserve Funds availability throughout the year. The motion passed.

There being no further business, the meeting was adjourned at 8:28 p.m.

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