

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

The regular meeting of the Knolls Village Townhouse Association was held on Tuesday, July 7, 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. Anita and Tom Zukas were present. Also, present were Marie Kilty and Warren Deutsch. Marie Kilty recorded the proceedings. Joe Johnston was absent.

The June delinquencies were reviewed. No residents are overdue over \$350, except for the account which is in collections. Marie will receive an update on this account from the Attorney's office after July 10.

As the Board reviewed the Profit and Loss Statement, the Board discussed the price of exterior painting for the year. **A motion to approve the June financial statements was made by Richard Campbell and seconded by Darcy Johnson. The motion was passed.**

April and May Minutes were signed since meetings have been held recently by teleconference.

A motion was made to approve the June Minutes by Cindy Kiel and seconded by Dick Campbell. The motion passed.

Committee Reports

Painting – Anita and Tom Zukas discussed the process of sending out painting letters and doing follow-up with homeowners. David, Warren (if possible) Tom Zukas and Anne Krause will do the visual inspections. New painting map is on the website. Cindy Kiel and Darcy Johnson are reviewing blue paint colors for possible updates.

Website – Scrolling banner reporting the pool opening will be removed from the website tomorrow.

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

Clubhouse -The Clubhouse remains closed. Kathleen Sutton reported that the window shade that was down for repair is too old to repair. It will be re-hung in the clubhouse.

Annual Meeting postcards announcing the October Annual Meeting will be mailed before August 13 for the Annual Meeting on October 13, 2020. The location of the Board meeting is unknown at this point and to be determined depending upon guidance concerning gatherings as a result of Covid-19. The postcard mailing will be coordinated by Barbara Stokes and Kathleen Sullivan.

Pool - Cindy Kiel updated the Board about pool registrations. Cindy has received 217 registrations to date and more than 90% of those signed have signed Covid-19 waivers. The other 10% are likely non-pool users this year. Landon Bradbury, from Perfect Pools, adjusted the pool thermostat recently as the water temperature tested too cool. A new pool gate closer was recently installed, allowing for easier opening of the gate.

Tennis Courts – Cindy has processed 39 new Tennis registrations. The Tennis Courts are currently open under the Covid-19 social distancing guidelines.

Architectural Control Committee – Linda Sartori has resigned from the ACC Committee and the committee is looking for a replacement. Anita Zukas reported that 47 issues were reported at the June 24th ACC meeting. During the next walk cycle in September, ACC will focus on large patio trees on residents' properties. Other items that will be considered are seals on garage doors, cable wires, address numbers, etc.

Treasurer's Report – No report was available.

Maintenance - Warren reported that the staff worked on lighting maintenance, sprinkler repairs, spraying weeds disposal of items placed outside of dumpsters, placed approximately 19 tons of rock in garden areas and other general maintenance during June.

In July, the crew will work on weed spraying in bed areas, sprinkler checks, sprinkler repairs, re-landscaping of bed areas at this year's painting areas and where sprinklers are being replaced along with pruning and other general maintenance.

Blade Runners submitted a bid for shearing shrubs. It will take approximately three weeks to complete the complex. Some of the KVTA staff are shearing bushes as well. **A motion was made by Dick Campbell to approve the bid from Blade Runners for two-man crew including disposal of cuttings. The motion was seconded by Darcy Johnson. The motion passed.**

Rushton Tree Service will trim trees and remove dead wood. **A motion was made by Dick Campbell to approve the bid from Rushton Tree Service and seconded by Barb Stokes. The motion passed.**

Aqua Corp. started work today replacing several sprinkler zones on East Geddes Avenue.

A motion was made by Cindy Kiel and seconded by Darcy Johnson to approve the A-1 Concrete Leveling contract to replace and level various sidewalks in the SE corner of the complex. The motion passed.

Reserve Study – David Kaiser will talk with Joe Johnston concerning the status of the report.

Nomination Committee - Anne Krause has agreed to be nominee for a Director position at the October, 2020 Annual Meeting. Dick Campbell will still interview other potential candidates expressing an interest in serving on the Board.

Kirby Smith & Associates – David Kaiser reported that plans are finalized from Kirby Smith & Associates for the drainage projects. Plans will be sent out for bids to concrete and landscape contractors. David has asked for Kirby Smith & Associates to provide a bid for redesign of the landscaping around four buildings.

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

Landscape Improvements – Warren plans to have a combination of third-party vendors and KVTA crew determine which trees and shrubs should be removed and remove them. He also plans to determine where to put refresh mulch in garden areas.

CCOIA – Colorado Common Interest Ownership Act – Identity Protection Policy. David Kaiser prepared a draft policy and will have the Association's Attorneys review the policy before finalizing. This policy will be posted on the website.

There being no further business, the meeting was adjourned at 8:31 p.m.

No other homeowners were present at the meeting.

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