

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

The regular meeting of the Knolls Village Townhouse Association was held on Tuesday, June 2, 2020 at 6:30 p.m. The meeting was held via video conference due to distancing restrictions as a result of the COVID-19 virus. Present were Board Members: David Kaiser, Joe Johnston, Barbara Stokes, Richard Campbell, Cindy Kiel, Darcy Johnson. Also, present were Marie Kilty and Warren Deutsch joined the meeting by conference call. Marie Kilty recorded the proceedings.

The May delinquencies were reviewed. The Board would like Marie to reach out to the Attorney's office to determine how to expedite collection of a specific resident's dues balance. Dave asked Marie to review telephone charges for Feb. March, April. May financials will be reviewed this week when they become available.

The May Minutes were reviewed. A motion was made by Cindy Kiel and seconded by Darcy Johnson to approve. The motion passed.

Painting - Real Painting has completed painting all of the buildings in this year's cycle as well as painting the wading pool.

Website – No updates were reported.

Special Events - The Ice cream social may not occur due to social distancing guidelines. It was suggested that it may be rescheduled for later in the year.

Clubhouse -The Clubhouse remains closed. Kathleen Sutton is taking the Clubhouse blinds in for repair.

Pool - Landon from Perfect Pools will visit the pool June 3 to evaluate the water chemistry. He will set a timeline for opening and report to the Board. No furniture will be placed in the pool area this year for sanitation reasons, and residents will be asked to bring their own chairs. The State has published preliminary guidelines for opening pools during the COVID-19 pandemic and the Board will continue to monitor the updates from government agencies.

Cindy updated the Board about pool registrations. 120 registrations have been received to date. Cindy, Darcy and Barb will post flyers informing residents who registered late where they can pick up their key cards. The key card system is completely installed and activated.

Tennis Courts – The Tennis Courts are currently open under the Stay-at-Home order guidance. Warren reported the tennis court crack repairs will be completed by the end of the week. The contractor offered a discount for not completing the repairs on schedule.

ACC – No updates

Newsletter – There will be a July newsletter. Dumpster Days are on June 13th and 14th.

Treasurer's Report - Joe Johnston reported the account balances as of June 2, 2020 for the Reserve and Paint Funds.

Trash -Approximately 62 orders have been received from homeowners for roll-away trash and/or recycling bins. Waste Management delivers bins to individual addresses.

Maintenance - Warren reported the following tasks completed in May: Lighting maintenance, painted light posts, checked sprinkler zones and repaired sprinkler leaks, prepared wading pool for paint, caulked pools, installed drain and re-graded front bed area by 7354- 56 S. Columbine Way, weed spraying and other general maintenance. A seasonal grounds maintenance employee, Jake Lavie was hired in May.

Plans for June include: General clean-up, weed spraying in bed areas, place rock in front bed areas at buildings 2500-2520 E. Geddes Place and 7389-7399 S. Knolls Way, sprinkler checks, nozzle replacement and repair and other general maintenance.

Aqua Corp. submitted revised estimates for sprinkler replacement projects. Their revised bid includes double row coverage for zones by 2655-95 E. Geddes Avenue and 2707-47 E. Geddes Avenue and allows for water to spray across some sidewalks. There would be an additional charge of \$910 to revise sprinkler layout to keep these sidewalks dry. They indicated they could begin work in June.

Colorado Cascade is available to schedule zone replacement for mid-August. Their bid includes an \$1,100.00 option for sprinklers between the rock area and walkway along the side of 2695 E. Geddes Ave.

Both bids are for the replacement of zones H2-11, North of E. Geddes Avenue and at Booth's Woods. Aqua Corp's bid also includes part of zone Q16. As an option, Colorado Cascade bid to replace zones Q16 and Q17 completely.

Richard Campbell made a motion to have Aqua Corp proceed with the work immediately. The motion was seconded by Barbara Stokes. The motion passed.

Joe Johnston reported on the Reserve Study status. Joe Johnston and Dave Kaiser will be meeting with the representative to finalize the report.

Richard Campbell announced his plans to leave his Board position at the end of his term in 2020. He reported that Cheryl Scher and Marilyn Heinle will continue to serve on the nominating committee.

Dave Kaiser reported plans are in progress from Kirby Smith & Associates and plans will be sent out for bids later this year. The Irrigation Analysis report is in Phase 2 and nearing completion.

Dues payments options were discussed as residents have inquired about alternatives to paying their dues other than by personal check or through their bank's Bill Pay. The Board discussed the security and safety of accepting alternative payment options.

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

No homeowners were present at the meeting.

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