

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

The regular meeting of the Knolls Village Townhouse Association was held on Tuesday, May 5, 2020 at 6:30 p.m. The meeting was held via a video conference due to distancing restrictions as a result of the COVID-19 virus. Present were Landon Bradbury from Perfect Pools and Board Members: David Kaiser, Joe Johnston, Barbara Stokes, Richard Campbell, Cindy Kiel, Darcy Johnson and Kathleen Sutton. Also, present - Marie Kilty and Warren Deutsch joined the meeting at 7:35 by telephone. Marie Kilty recorded the proceedings.

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

Joe Johnston reported the account balances as of May 5, 2020 for the Reserve Fund, Paint Fund, four CDs and the Money Market Account balance. Two CDs mature this month and all agreed to re-invest them in 12-month and 6-month CDs respectively.

The April delinquencies were reviewed. April financials will be reviewed this week when they become available.

Ice cream social may not occur...due to social distancing restrictions.

There were no reports on the Clubhouse or Tennis Courts as both are currently closed. Tennis courts are set to re-open Saturday, May 9. Ann Winterbottom will visit courts in Douglas County to gather information on temporary procedures and distancing rules.

Landon from Perfect Pools updated the Board concerning pool opening plans as they are yet to be determined. Practices surrounding pool use and proper cleaning were discussed and the COVID-19 guidelines as issued by the Tri-County Health Dept. will regulate the pool's operation, procedures, activities and schedule. Landon will be assigned key cards with 24-hour pool access for his staff.

A motion to approve the 2020 Pool contract was made by Joe Johnston and approved by Richard Campbell. The motion passed.

Cindy Kiel reported the pool gate card-entry system installation and replacement of the pool gate and entry fence are nearly complete. Pre-registrations from 25 residents have been received and key cards will be assigned. It was discussed when residents who have not paid April dues and have outstanding dues balances will be issued a key card for the pool. Marie will provide Cindy a list of residents on May 20th.

Real Painting is continuing the 11-building exterior painting project with an estimated completion in four weeks.

Thirty orders have been received from homeowners for roll-away trash and/or recycling bins. Waste Management will deliver bins to individual addresses.

Warren reported maintenance staff activities during April included: Sprinklers flagged prior to aeration, cleaned debris from curbs, repaired water supply line at 2781 E. Geddes Avenue, replaced and stained fencing for pool trash can storage area, constructed storage closet in clubhouse basement for paint, snow removal, lighting maintenance, activated sprinkler system and checked zones, repaired sprinkler leaks, cleaned wading pool and prepared for painting, removed and replaced worn pool caulk, replaced broken sprinkler heads, coordinated exterior painting with homeowners and other general maintenance.

Maintenance for May 2020 includes: General clean-up, weed spraying, complete the re-planting of front bed areas at buildings 2500-2520 E. Geddes Place and 7389-7399 S. Knolls Way, caulking pools as needed, drain pipe installation by 7354-56 S. Columbine Way and other general maintenance.

Sprinkler zone replacement: Aqua Corp. can offer a reduced price for installation if work is done mid to late June. They will submit new pricing by May 8 to include cost for double row sprinklers at two locations where originally bid to install single row sprinklers.

Colorado Cascade has indicated that they could schedule zone replacement for mid-July. Their bid includes an option for sprinklers between the rock area and walk beside 2695 E. Geddes Ave.

Bids from both vendors are for the replacement of zones H2-11, North of E. Geddes Avenue and at 'Booth's Woods.'

Sidewalk repairs: A-1 Concrete Leveling submitted a bid for sidewalk leveling and grinding South of E. Geddes Place and East of S. Knolls Way. Their bid includes some areas which were replaced last fall and areas already completed by the City and others.

Metro Pavers has completed the driveway crack sealing.

Warren will follow up with Altitude Athletic Services on tennis court crack sealing scheduled for May and will post a sign with court restrictions, if necessary.

Joe Johnston reported on the Reserve Study. Joe Johnston and Dave Kaiser will meet with the representative to finalize the report so it may be completed in time to be included with the audit report. Joe Johnston and Dave Kaiser will sign the Audit Report so Marie can send the report to our CPA.

Richard Campbell requested current Board members with terms expiring in 2020 to advise him if they plan to run for re-election. Richard will be providing names to the nominating committee members Cheryl Scher and Marilyn Heinle.

The survey from Kirby Smith & Associates has been completed and landscape design work can begin on retaining wall and drainage projects. Nancy Bauer, a professional landscape designer will be meeting with several Board members to review front beds of buildings in the area painted this year. Nancy will submit costs for providing landscape designs and planting/materials recommendations so competitive bids may be obtained.

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

Homeowners present: none

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