

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

The regular meeting of the Knolls Village Townhouse Association was held on Tuesday, November 3, 2020 at 6:30 p.m. The meeting was held via video conference due to the closure of the Clubhouse as a result of the COVID-19 restrictions on gatherings. Present were Board Members: David Kaiser, Barbara Stokes, Cindy Kiel, Darcy Johnson, Kathleen Sutton Anne Krause and Joe Johnston. Marie Kilty recorded the proceedings.

The October Delinquency Report was reviewed. The October Financial Statements will be available later this week.

The October 2020 Minutes were reviewed. **A motion to approve the October 2020 Minutes was made by Cindy Kiel and seconded by Barb Stokes. The motion passed.**

The 2020 Annual Meeting Minutes were reviewed. **A motion to approve the Annual Meeting Minutes was made by Darcy Johnson and seconded by Joe Johnston. The motion passed.**

The Budget Ratification 2020 Minutes were reviewed. **A motion to approve the Budget Ratification 2020 Minutes was made by Joe Johnston and seconded by Kathleen Sutton. The motion passed.**

Committee Reports

Website – No updates

Special Events – Cindy Kiel and Barbara Stokes will review and update the resident welcome packet.

Clubhouse -The Clubhouse remains closed. Barbara Stokes and Kathleen Sutton continue to work on new Clubhouse furnishings. An electrician will install recessed lighting fixtures and exterior dusk-to-dawn fixtures. Charlie Byrns will paint the ceiling and the walls of the clubhouse. Molly Stevens who is associated with Home Depot, will receive a check by the end of the year for her work with Kathleen Sutton to obtain warranty credit toward cost of replacement of the window blinds for the clubhouse.

Pool – The Board has requested a bid from Perfect Pools and three other companies to replace pool boiler and sand filters. The bids are due to the Board by November 16, 2020.

Tennis Courts – No updates.

Architectural Control Committee – Tavern Taupe will be eliminated as a trim paint color for the units.

Newsletter – Cindy Kiel wrote an article about energy savings for the December newsletter and an article on water conservation as requested by a homeowner for the November issue.

Treasurer's Report –Joe Johnston reported the Reserve account and the Paint Reserve balances on November 2, 2020.

Grounds - Lighting maintenance, sprinkler checks, repairs and the system shut off were completed in October. The following items are planned for November 2020: Leaf clean-up, caulk joints in swimming pool deck, snow removal, improvements to front bed areas and other general maintenance.

DRC Construction has confirmed their plans to complete the sewer line inspections by November 26, 2020.

A-1 Concrete Leveling completed sidewalk leveling at 7350-52 S. Knolls Way and has continued with leveling of sidewalk sections at buildings 7341-49 and 7351-69 S. Knolls Way.

A tree in the common area near 2574 E. Geddes Pl. is in danger of falling and has become a safety hazard. **A motion to approve the removal of the tree was made by Joe Johnston and approved by Barbara Stokes. The motion passed.**

The painting of the community’s concrete sidewalk steps is nearing completion and weather permitting the student painters will paint mailbox bases and apply non-skid coatings to wooden bridges.

OLD BUSINESS

Reserve Study – Joe Johnston reported the Reserve Study will be completed before the end of the year.

Irrigation Report – No updates

Landscape Improvements –Kirby Smith & Associates have been asked to provide a landscape design for one more building. Warren and Cady continue to work on landscaping building fronts.

Dues Payment Options – Darcy sent Joe information about Zelle, a payment option for resident monthly dues payment. Joe and Darcy will discuss further.

Insurance – Cindy will arrange for the insurance agent from Cherry Creek Insurance Group to meet with the HOA Board in December to review insurance coverage.

NEW BUSINESS

Cindy Kiel and Dave Kaiser will meet with DGO Access to obtain bids for additional hand rail installation throughout the community.

Committee assignments will be discussed in the next meeting.

There being no further business, the meeting was adjourned at 7:43 p.m.

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