

BOARD OF DIRECTORS' REGULAR MEETING  
THE KNOLLS VILLAGE TOWNHOUSE ASSOCIATION

The regular meeting of the Knolls Village Townhouse Association was held on Tuesday, June 4, 2019 at the clubhouse at 6:30 PM. Present were Directors Scott Ward, David Kaiser, Joe Johnston, Richard Campbell, Cindy Kiel, Darcy Johnson, Barbara Stokes and Manager, Warren Deutsch. Chrissy Krumholz recorded the proceedings.

**The May minutes were reviewed, and a motion was made by David Kaiser and seconded by Cindy Kiel to approve. The motion passed.**

**A motion was made by Dick Campbell and seconded by Darcy Johnson to approve the May financials. The motion passed.**

Scott Ward reported that a contract was signed with Wyatt's Towing as the Association's towing contractor. A picnic table was installed on a gravel pad near the community garden area. A homeowner requested the Association reschedule the annual KVTA Homeowners' meeting due to a religious holiday scheduled on the same date. Our By-laws require the meeting to be held on the second Tuesday of each October unless it is a nationally recognized holiday. Therefore, the meeting date will remain as scheduled.

Residents addressed the Board with concerns about the pool chemistry and temperatures upon opening. Questions were answered by Perfect Pools representative. The wading pool paint was stained during winter months but will diminish as pool chemicals and sun exposure eliminate that issue. All water tests and temperatures are within acceptable ranges and are tested and recorded multiple times daily by the pool staff. There were old thermometers in the pool that were no longer giving accurate temperature readings. They will be removed and replaced with new thermometers visible to attendees.

Landon Bradbury from Perfect Pools attended the meeting. He will speak with the pool attendants concerning their responsibilities, will have the pool tiles cleaned more frequently and will install 2 thermometers in the pool to accurately record the temperature. He will also post readings concerning pool chemistry on the bulletin board or whiteboard. There is a potential fire code violation with the pool entry gate and Dave stated that he will have the locks modified to comply.

Residents receiving letters from the Architectural Control Committee strongly disagreed with request to remove play equipment from common area property. The Board explained potential injury liability issues associated with homeowners having equipment on common areas, noise concerns and why the Association cannot permit play equipment. Homeowners may install play equipment on their individual patios.

When the garage sale was planned for the Saturday following Memorial Day, garbage and recycling pickup was overlooked due to the company's holiday schedule that week.

Joe Johnston, treasurer, reported the reserve fund and paint fund balances. In his review of the Reserve Account with RBC, he stated that a CD had matured, and he recommended that the balance be re-invested in to a 1-year CD. The Board approved the transfer.

Tyler Walje reported the exterior painting project has been completed. He will do walkthroughs in the fall and plan to acquire bids later in the year for the following year. He would like to establish better communication with the painting contractor moving forward to address any needs or homeowner issues.

Warren discussed ongoing grounds maintenance projects. He is obtaining a proposal from Colorado Cascade on replacing sprinkler zones. The board approved funding for crack sealing with Metro Pavers.

Trees and shrubs: Rushton Tree Service has a bid to remove and grind the stump of the pine which appears to be dying West of the Tennis Courts. The needles have been dry on the North side of this tree for about a year with little new growth. The needles on the South side of the tree are now drying out as well. Rushton has also bid to grind out 4 stumps at building 2852 – 2892 E. Geddes Place. Rushton has also bid for a two-man shearing crew for summer pruning. This crew may be needed depending on workload for KVTA staff.

Landscape renovation: Warren has prepared written specifications with measurements and plant materials for landscape renovations at four buildings. Foster Services has submitted unit costs to figure budget pricing for rock, mulch areas, planting, edging and grading. Additionally, a bid was requested from Cox Professional Landscape and we have unit costs from work previously done by Blade Runners Services. Warren will forward the pricing from Foster Services to the Board for consideration.

**There being no further business, the meeting was adjourned at 9:39 PM.**

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Homeowners in attendance:

Amy Garcia/Kalmes, Sharon Zierk, Linda Sartori, Kendra Sartori, Andy MacFarlane, Jean Oatman, Judy Chapman, Marianne Mishoe, Mary Liedike, Pam Ancell, Jimetta Pyles, Carole McKenry, Tyler Walje, Kathleen Sutton.