

BOARD OF DIRECTORS' REGULAR MEETING  
THE KNOLLS VILLAGE TOWNHOUSE ASSOCIATION

The regular meeting of the Knolls Village Townhouse Association was held on Tuesday, December 3, 2019 at the clubhouse at 6:30 PM. Present were Directors David Kaiser, Richard Campbell, Joe Johnston, Cindy Kiel, Darcy Johnson, Barbara Stokes, and Manager, Warren Deutsch. Kathleen Sutton was absent. Chrissy Krumholz recorded the proceedings.

**The November minutes were reviewed, and a motion was made by Cindy Kiel and seconded by Dick Campbell to approve. The motion passed. The November financials will be approved at the next meeting.**

Dave Kaiser reported on the special meeting held on November 21, 2019 to count the votes for increasing the dues. There were 5 Board members present: Dick Campbell, Darcy Johnson, Barbara Stokes, Cindy Kiel and Dave Kaiser along with 2 homeowners, Carol McCall and Kathy Kurtz. The final count of votes received was 229 and 87% voted to approve the increase. A letter was mailed to homeowners of record on December 4, 2019 to notify that the dues will be increasing to \$175.00 per month effective January 1, 2020.

Dave Kaiser reported on painting from Tyler Walje. Tyler stated that all the letters to homeowners involved in the 2020 painting cycle were sent. There were some questions that were received and answered. The next walk through will be sometime in January.

Cindy Kiel reported that there will be email accounts set up for the Association so personal emails do not have to be used for correspondence.

The 2020 calendar of events was updated and reviewed. Due to low attendance in recent years, the Board decided to eliminate the coffee at the clubhouse event in May. The opening date for the pool will be confirmed with Perfect Pools and 2020 calendar will be posted in the January newsletter and on the website.

Joe Johnston reported on two CD's that will mature on December 6.

Warren Deutsch reported grounds maintenance:

1. The following maintenance work was done by maintenance staff in November: Raised grade of lawn area next to new sidewalk 7335 S. Columbine Way, leaf collection, reset light post, raised grade next to sidewalk and set rock by drain chase by 2876 E. Geddes Place, snow removal, sanding, salting and other general maintenance.
2. The following work is planned for the maintenance staff during December: Pruning, grade adjustments next to new sidewalks, reset edging, snow removal, sanding, salting and other general maintenance.
3. Metro Pavers will assess conditions for completion of paving the parking areas.
4. Sprinkler zone replacement: Colorado Cascade has not started zone replacement by 2551-71 E. Geddes Place and 2529-49 E. Geddes Place.

**The proposal for maintenance work from Colorado Cascade for zone replacement was reviewed. A motion was made by Dick Campbell and seconded by Cindy Kiel. The motion passed.**

Coatings Inc. has submitted a bid to crack fill the tennis courts in spring of 2020. Their proposal states that the price may be subject to change to reflect any market and / or material price increases. Warren has asked them if they would guarantee the bid price and is awaiting their response. **A second proposal for the tennis court crack filling from Coatings Inc was reviewed. A motion was made by Joe Johnston and seconded by Dick Campbell. The motion is pending upon guarantee of price.**

The personal items in common area policy was mailed out on November 14, 2019 to all homeowners of record.

Darcy Johnson reported on the owner sublet policy drafted by the attorneys. Another draft will be prepared for review and approval.

**There being no further business, the meeting was adjourned at 8:35 PM.**

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