

BOARD OF DIRECTORS' REGULAR MEETING
THE KNOLLS VILLAGE TOWNHOUSE ASSOCIATION

The regular meeting of the Knolls Village Townhouse Association was held on Tuesday, January 7, 2020 at the clubhouse at 6:30 PM. Present were Directors David Kaiser, Joe Johnston, Cindy Kiel, Darcy Johnson, Kathleen Sutton and Manager, Warren Deutsch. Barbara Stokes and Richard Campbell were absent. Chrissy Krumholz recorded the proceedings.

The November financials were approved as amended and a motion was made by Cindy Kiel and seconded by Darcy Johnson to approve. The motion passed. The December financials were reviewed and approved as amended. A motion was made by Joe Johnston and seconded by Darcy Johnson. The motion passed. The December minutes were reviewed and approved. A motion was made by Darcy Johnson and seconded by Kathleen Sutton. The motion passed.

Dave Kaiser reported on painting from Tyler Walje. Tyler stated that there were 15 additional letters to homeowners involved in the 2020 painting cycle that were sent. The next walk through will be the end of January. Cindy Kiel reported that the updated paint colors will be posted on the website once they are updated by Tyler and Warren.

Cindy Kiel reported that the 2020 calendar has been posted to the website and the community bulletin board.

Dave Kaiser reported on behalf of Linda Ward. The clubhouse was used 6 times during the month of December.

Cindy Kiel reported on the pool gate. She is currently waiting on a bid for a pin pad and card/fob for the upcoming pool season. The company recommends building a new entrance gate and adding an additional gate for a fire exit.

Joe Johnston reported on the transfer from the Reserve Fund to the First Bank Checking account on 12/31/19. This was the known amount of Reserve spend for 2019 that was paid out of the First Bank Operating Account. Joe also reported the balances as of 12/31/2019 for the Reserve Fund and the Paint Fund. Joe also reported the Money Market Acct. CD balances.

Warren Deutsch reported grounds maintenance:

1. The following maintenance work was done by maintenance staff in December: Reset edging along the East side of 2445 E. Geddes Place and 2656 E. Geddes Avenue, pruning, clean debris from curbs, put up and take down Christmas lights, re-grade front bed areas as needed and add mulch to bed areas at building 2479-2499 E. Geddes Place, build small retaining wall at 2574 E. Geddes Place, misc. lighting maintenance, snow removal, scraping ice, sanding, salting and other general maintenance.

2. The following maintenance work is planned for the maintenance staff during January 2020: Pruning and general clean-up, remove bark chips, re-grade as needed, replant and mulch front bed areas at buildings 2500-2520 E. Geddes Place and 7389-7399 S. Knolls Way, reset edging, snow removal, sanding, salting and other general maintenance.

3. Metro Pavers completed the paving of the parking areas by 2698 E. Geddes Place and 2696 E. Geddes Avenue.

4. Tennis courts: Warren requested Coatings Inc. to commit to completing the crack filling by May 31, 2020 or release KVTA from all obligations under the previously approved crack fill agreement. Altitude Athletic Surfaces has submitted a proposal to crack fill the tennis courts with a completion date by May 31, 2020.

A motion was made to approve the proposal from Altitude Athletic Surfaces in the event Coatings, Inc. cannot commit to a May 31, 2020 completion. A motion was made by Joe Johnston and seconded by Cindy Kiel. The motion passed.

5. Colorado Cascade completed the replacement of the irrigation stop and waste valve at S. University Boulevard and E. Geddes Avenue. Warren and Dave are working on an irrigation plan for 2020.

Three homeowners in attendance for the Quarterly Homeowners Meeting. Ann Krause, Jim and Janice Bath. Ann offered to continue her chair yoga classes for residents every Saturday morning for the month of February. Jim Bath addressed the Board concerning the presence of rats in the community as was noted in the newsletter. The Board discussed eliminating all food sources in garages and patio areas, removing bird feeders, sealing foundation openings and contacting a pest control company as effective solutions for homeowners.

Darcy Johnson reported on the owner sublet policy drafted by the attorneys. She will send the copy to Dave for review and updating.

Joe Johnston reported on the Reserve Study. The last study was completed in February 2016 by Advanced Reserve Solutions, Inc. They can provide the Association with an updated report or conduct an on-site visit to review recommendations in more detail. **Joe Johnston and Dave Kaiser will coordinate and attend the onsite review with Advanced Reserved Solutions, Inc. Cindy Kiel made a motion to approve the onsite visit and updated Reserve Study report cost. The motion was seconded by Darcy Johnson. The motion passed.**

Dave Kaiser reported on an update from Kirby Smith & Associates stating that the topographic surveys are complete, and they will begin to work on design plans to correct critical drainage issues within the community. Dave also presented a list of proposed projects for 2020 for the Board's consideration.

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

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