

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

The regular meeting of the Knolls Village Townhouse Association was held on Tuesday, October 6, 2020 at 6:30 p.m. The meeting was held in David Kaiser's garage 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, Richard Campbell, Cindy Kiel, Darcy Johnson, Kathleen Sutton. Joe Johnston was absent. Also, present were Marie Kilty and Warren Deutsch. Marie Kilty recorded the proceedings.

The September delinquency report and financial statements were reviewed. Marie Kilty will research the amount on the P & L in the 'Corp Tax Payable' account and report back to the Board.

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

### **Committee Reports**

**Painting** – Painting colors were updated. Two new blue colors were chosen as a result of paint manufacturer's color updates in order to be more complementary to blue color scheme.

**Website** – No updates

**Special Events** – No Updates

**Clubhouse** -The Clubhouse remains closed. Barbara Stokes and Kathleen Sutton continue to work on recommendations for new Clubhouse furnishings. Kathleen proposed to purchase furniture, chairs, wall hangings, etc. Kathleen would like to see compensation for the Hunter Douglas representative, as the representative is not charging the Board for new window blinds.

**Pool** – The Board has requested a bid from Perfect Pools to replace the boiler and filter equipment at the community pool. Warren will pursue additional bids as well.

**Tennis Courts** – The Board will post a 'No Skateboarding' sign to deter skateboarders.

**Architectural Control Committee** –The Board approved a letter to be sent to a homeowner denying their request for reimbursement for landscape rock they installed in front of their unit.

**Newsletter** - No updates

**Treasurer's Report** – The Reserve account balance on September 30, 2020 was reported as well as the CD balances and Paint Reserve balance.

### **Maintenance**

1. The following maintenance work was done by KVTA maintenance staff in September 2020: Lighting maintenance, sprinkler zones checks, leak repairs, mulch work, edging and plant work.

2. The following maintenance work is planned during October 2020: Sprinkler checks and planting in beds. Rushton Tree Service will be scheduled for one day of pruning services.
3. The current homeowner at 2481 E. Geddes Avenue plans to have repairs made to the sewer line for their home, in order for the unit to be sold. This repair affects the common area landscaping.
4. A-1 Concrete Leveling has done follow up work, warranty and completion of misc. repairs and additional leveling of sidewalk sections with tripping hazards.
5. Video inspection and sewer cleaning contracts were discussed. DRC Construction provided an estimate and appears to be the contractor of choice. This project will be addressed further at the November meeting.

**OLD BUSINESS**

**Reserve Study** – No update

**Nomination Committee** – Dick Campbell will serve as a Member-at-Large.

**Irrigation Report** – Irrigation Analysis has submitted their report and recommendations for the Knolls Village irrigation system.

**Landscape Improvements** – Warren and Cady are replanting/landscaping where painting was completed this year. Kirby Smith & Associates has completed a base landscape materials and design plan for front bed areas of four buildings in next year’s paint cycle.

**Annual Meeting Mailing and 2021 Budget** – Mailing of the meeting notice, the Agenda, the 2021 Board-Approved Budget and a ballot for the election of Directors was mailed to all homeowners of record on September 4, 2020.

**NEW BUSINESS**

The Board discussed the need for a policy for placement of political signs. It was agreed a policy is not necessary.

Darcy Johnson discussed payment methods for residents to pay their monthly dues. ACH and Zelle were discussed. This will be discussed further once Joe Johnston returns.

There being no further business, the meeting was adjourned at 8:38 p.m.

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