

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

The regular meeting of the Knolls Village Townhouse Association was held on Tuesday, July 6, 2021, at 6:30 p.m. in the clubhouse. Present were Board Members: David Kaiser, Barbara Stokes, Cindy Kiel, Darcy Johnson and Anne Krause. Kathleen Sutton and Joe Johnston were absent. To report for their respective committees were Judy Kaiser and Anita and Tom Zukas. Marie Kilty recorded the proceedings.

The June 2021 Minutes were reviewed and a motion to approve was made by Cindy Kiel and seconded by Darcy Johnson. The motion passed.

The May and June financial statements were reviewed and a motion to approve the May financial statement was made by Darcy Johnson and seconded by Barb Stokes. The motion passed.

The June 2021 financial statements were reviewed, David Kaiser inquired about which expense category the new pool chairs purchased were assigned. Upon clarification the June financials will be revisited at the next meeting.

COMMITTEE REPORTS

Website – No updates.

Special Events – The ice cream social for 2021 was discussed for August 1st from 1 to 3 pm.

Clubhouse – The clubhouse is open and no reservations were reported for June.

Swimming Pool – The pool key count issued to residents is currently 281. Landon is addressing cleaning of the pool tiles.

Tennis/Pickleball Courts – For the years 2020 and 2021, 64 residents have registered.

Architectural Control Committee – Anita Zukas reported that letters will go out in September. The current committee members are Anita & Tom Zukas, Dick Theis, AJ Quick, Marianne Tracy, Anne Waite, Mary & Lou Berlin, Carol McCall, Ann Kingery, Gay Campbell, Judy Kaiser, Anne Krause and Brigid Hendricks. Review of buildings for the next paint cycle will begin in August.

Community Gardens - Judy Kaiser reported that all 35 boxes are rented. Two boxes were never planted so those will be available for others to reserve next year. The cost to reserve a garden box this year was \$10 for a small box and \$15 for a large box. Guidelines will be prepared for the Board's review and approval pertaining to the use of garden boxes and watering going forward. Judy has worked with Marie to establish accounting for this committee.

Newsletter – No updates. No newsletter will be produced for August.

Treasurer's Report – Marie Kilty reported the Reserve Account balance on July 6, 2021, which includes CD balances as well as the Paint Reserve balance. Cindy Kiel renewed two expired CDs through RBC. The 2021 audit contract with Michelle Giometti, our CPA, has been signed and sent to her.

Grounds Maintenance – Lighting maintenance, sprinkler system checks, excavate leaking main line, sprinkler repair, misc. weed spraying, general clean-up, pruning lower tree branches, cut down dead ash tree on E. Fremont Place, coating of wooden bridges, planting and other general maintenance tasks were completed in June.

Lighting maintenance, weed control, dead wood and containment pruning, sprinkler maintenance, finish coating of wooden bridges with textured finish, front bed landscaping are tasks planned for July.

Six of the 34 driveways in the complex have mainly original asphalt and concrete.

Warren submitted estimates for:

Total cost for replacement of concrete drain pans, vertical curb and gutter - 2571-79 E. Geddes Place.

Total cost for replacement of concrete aprons, pans, vertical curb and sidewalk - 2707-97 E. Geddes Avenue.

Total cost for replacement of asphalt driveway and parking areas - 2707-97 E. Geddes Avenue.

Total cost for asphalt and concrete replacement at driveway - 2707-97 E. Geddes Avenue.

Total cost for misc. concrete replacement listed above.

OLD BUSINESS

Landscape Improvements/Irrigation Plans – Three bids were received. The Cox Professional Landscape bid included landscape improvements to areas surrounding 5 buildings, irrigation systems, frontage landscaping and other landscaping. **A motion was made for approving this project by Cindy Kiel and seconded by Barb Stokes. The motion was passed.**

A motion for asphalt and concrete replacement at driveway 2707-97 E. Geddes Avenue was considered. However, due to questions about the parking areas to be replaced the motion was tabled until a clarification is made.

Handrail Fabrication/Installation – Due to cost concerns and permit hurdles DGO will be asked to revise their proposal to include fabrication and delivery only.

Pool Equipment Replacement – Colorado Pool Design was on-site to look at the current equipment on June 15th.

Insurance Claim – No updates

NEW BUSINESS

The Zoom subscription will be cancelled.

David Kaiser and Cindy Kiel met with a sister community developed 40 years ago by our same builder. Ideas were exchanged about our similarities and differences, mainly concerning operation and maintenance. Recently, they implemented a limit to the number of rental units in their community.

There being no further business the meeting was adjourned at 8:57 pm.

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