

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

The regular meeting of the Knolls Village Townhouse Association was held on Tuesday, September 7, 2021, at 6:30 p.m. in the clubhouse. Present were Board Members: David Kaiser, Barbara Stokes, Cindy Kiel, Darcy Johnson, Anne Krause, Kathleen Sutton and Joe Johnston attended via Zoom. Marie Kilty recorded the proceedings.

The August 2021 Minutes were reviewed and a motion to approve was made by Barb Stokes and seconded Darcy Johnson. The motion passed.

The July financial statements were reviewed and a motion to approve the July financial statements was made by Cindy Kiel and seconded by Barb Stokes. The motion passed.

COMMITTEE REPORTS

Website – No updates.

Special Events – No updates.

Clubhouse – Four events were held in the Clubhouse in August.

Swimming Pool – In August, 1049 people visited the pool. For the 6 days the pool was open in September, the pool was attended by 96 people. Anne Krause mentioned that she sent photos of the Knolls Village pool to the Board, to which there was no response. The photos were sent to Perfect Pools.

Tennis/Pickleball Courts – No updates.

Architectural Control Committee – The paint letters were mailed to owners about the exterior painting to be done in March 2022.

Community Gardens – No updates.

Newsletter – No updates.

Treasurer's Report – Joe Johnston reported the Reserve Account and the Paint Reserve balances on September 3, 2021.

HOMEOWNERS FORUM

Residents: Norman Edson, Scott and Linda Ward, Harlan Morgan, Sharon Zierk, Caren Swales, Adam O'Rourke, Andrea Duchovnay, Jamietta Pyles, Carole McKenry, Roger and Carole Veach, Linda Marcuson, Jean Oatman, Karen Hannon, Olivia Bechtel, Ann Kingery, Kerry Ficklin, Dick Campbell, Amy Garcia, Rae Stafford, Bobbie Meltzer, Jennee Schwartz and Thomas Prewitt.

Concerns about the cleaning of the pool and the reliability of the contractor, Perfect Pools was discussed by many residents in attendance, along with asking the Board for better or additional ways to communicate with residents in the future.

COMMITTEE REPORTS (Cont.)

Grounds Maintenance – Warren is looking into potential candidates to add to the maintenance staff. September maintenance includes weed control, sprinkler maintenance, finish coating of wooden bridges with textured finish, front bed landscaping. Concrete and asphalt replacement: Quality Rock Designs has started on sidewalk replacement at 2545 E. Fremont Ct. and should complete all contracted sidewalk replacement by the end of the week.

Concrete replacement at driveway 2707-2797 E. Geddes Avenue is scheduled to start on Thursday September 9, 2021 with concrete replacement at the end of the driveway 2571-2579 E. Geddes Place to follow. All residents at these driveways have been notified and will be kept up to date as the work progresses. Asphalt work will follow after the concrete is finished and cured.

Rushton Tree Service is scheduling the removal of the maple in the landscape project area and pine by the tennis courts to be completed by September 15, 2021, most likely sooner. Concern was expressed as by a homeowner as to what may have caused a large pine tree to die at the neighboring complex to our north. We do closely monitor our trees and have them treated occasionally for disease and infestations. Subsequent concern was raised about the proposed pine tree removal by our tennis court, so it was decided to get a recommendation from an arborist.

Warren’s snow plowing hours will likely be very limited this year, which means that outside companies will need to take on more plowing for us, and which undoubtedly will be at a higher per hour cost than Warren’s contracted rate.

OLD BUSINESS

Landscape /Irrigation – Improvements: The project is scheduled to begin on 9/15 and be completed by the third week in October.

Handrail Fabrication/Installation – Fabrication of the handrails is to start soon.

Pool Equipment Replacement – This is ongoing with consultant.

Trash Collection – The Board will review the proposals from two trash removal companies. If the HOA decides to terminate the existing contract with Waste Management, the HOA is required to give Waste Management a 90-day notice. The Board will make a decision at the October Board meeting.

Nominating Committee – Dick Campbell reported that one person expressed a firm interest in becoming a Board member.

Proposed 2022 Budget and Mailing to Homeowners – Joe Johnston discussed the availability of funds for upcoming projects in 2021 and 2022.

NEW BUSINESS

The Board discussed purchasing a utility cart for the community maintenance staff. **A motion to approve the purchase was made by Kathleen Sutton and seconded by Darcy Johnson. The motion passed.**

Flat Garage Roof replacement material, TPO by Weatherbond or an approved equal is now being used. The Board approved the colors of tan or white.

There being no further business the meeting was adjourned at 10:13 pm.

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