

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

The regular meeting of the Knolls Village Townhouse Association was held on Tuesday, November 2, 2021, at 6:30 p.m. in the clubhouse. Present were Board Members: David Kaiser, Cindy Kiel, Darcy Johnson, Anne Krause, Wil McCammish, and Joe Johnston. Kathleen Sutton was absent. Marie Kilty recorded the proceedings.

**The October 2021 Minutes were reviewed and a motion to approve was made by Joe Johnston and seconded by Darcy Johnson. The motion passed.**

**The 2021 Annual Meeting Minutes were reviewed and a motion to approve was made by Joe Johnston and seconded by Darcy Johnson. The motion passed.**

**The September financial statements were reviewed and a motion to approve was made by Cindy Kiel and seconded by Wil McCammish. The motion passed.**

*Treasurer's Report* – Joe Johnston reported the Reserve Account and Paint Fund balances for November 1, 2021.

### **COMMITTEES & VOLUNTEERISM**

Darcy Johnson discussed the number of committees and perhaps combining some committees.

### **HOMEOWNERS' FORUM**

Residents: Jean Oatman, Karen Hannon, Kerry Ficklin, Roger and Carol Veach, Steve Snyder, Anne Kingery, Sharyl Whitaker, Roberta Meltzer, Ken Carmody, Carole McKenry, Linda Ward, Nancy Gittleman, Yvonne Anderson and Jennee Schwartz.

- Jean Oatman would like to chair the Pool Committee and presented her qualifications. However, due to her extreme bias against the current pool management company her request was denied.
- Roger Veach is concerned about his Ash tree and an ash tree borer.
- Steve Snyder suggested posting short-term parking signs in the community.
- Ann Kingery provided a historical review of the community. She encouraged more community involvement.
- Ken Carmody is concerned with the cobblestone used for the landscaping projects. A few homeowners have a concern about cobblestone in the front of their units. David Kaiser presented the reasoning behind the use of cobble and other stone mulches in the front planting beds and assured homeowners they can participate in design choices going forward.

### **COMMITTEE REPORTS**

*Clubhouse* – One event other than the regular meetings were held in the clubhouse in October.

*Swimming Pool* – A Request for Proposal for a new pool contractor to manage the pool throughout the summer was provided by Anne Krause. It was quickly determined that this rough draft will need much refinement before it can be sent to bidders.

*Tennis/Pickleball Courts* – The lock on the courts needs to be repaired.

*Community Gardens* – Six boxes have not been cleaned out for the season.

The following committees reported no updates: *Website, Special Events & Hospitality, Architectural Control Committee, Newsletter.*

### **MAINTENANCE REPORTS**

*Grounds Maintenance* – Lighting maintenance, sprinkler system repair and check, pruning, bridge painting and snow blower maintenance and repair will be tasks performed in November.

Martin Marietta has completed the contracted asphalt paving. With a credit of \$1,156.90 for reduced area paved by 2571-79 E. Geddes Place the total project cost for asphalt paving will be: \$55,934.10. Quality Rock Design has not yet invoiced for the concrete work.

**Contracts** – Dave Kaiser and Warren Deutsch will walk through with a punch list through the current landscape project performed by Cox Professional Landscape. Handrails are being fabricated. Paving work has been completed. Joe, Dave, Darcy and Warren met with the pool equipment consultant concerning the replacement of the pool equipment.

**OLD BUSINESS**

**Trash Collection** – A form and information was mailed to each homeowner of record on October 30 for ordering roll-off trash and recycle bins from Waste Management. New requirements for containing trash and recycling will be effective January 1, 2022.

**NEW BUSINESS**

A utility cart windshield will be ordered for \$300. A new shed was discussed to house the utility cart as well as a workbench and other items.

There being no further business the meeting was adjourned at 8:32 pm.

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