

BOARD OF DIRECTORS' REGULAR MEETING THE KNOLLS VILLAGE TOWNHOUSE ASSOCIATION

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

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

The October financial statements were reviewed. There was confusion concerning the October figures so Marie Kilty will review and send revised financial statements.

Treasurer's Report – Joe Johnston reported the December 6, 2021 Reserve Account and Paint Reserve balances.

COMMITTEES & VOLUNTEERISM

Darcy Johnson discussed the number of committees and perhaps combining some committees. Darcy and Wil McCammish will coordinate and present their recommendations.

COMMITTEE REPORTS

Clubhouse – One event other than the regular monthly meetings was held in the clubhouse in November.

Special Events & Hospitality – Anne Krause discussed having more community coffees and will plan another for January. She will organize the Ice Cream Social next summer on July 10. The 2022 community event calendar dates were discussed and determined. The calendar will be published in the January newsletter and posted on the website and the bulletin board.

Swimming Pool – Anne Krause contacted All-Star Pools concerning potential pool management. This contractor does not provide pool monitors.

The following committees reported no updates: *Website, Architectural Control Committee, Newsletter, Tennis/Pickleball Courts, Community Gardens.*

HOMEOWNERS FORUM

Residents: Ken Carmody, Kerry Ficklin, Nancy Gittleman, Roger Veach, Linda Ward, Michael Nelson, Billi Vigil and Bob Evans.

Ken Carmody raised concern about the cobble stone being used for landscaping in front of residents' units.

Kerry Ficklin raised a concern about the amount of lighting and safety concerns in the community.

Roger Veach mentioned the community coffee groups are working well.

Linda Ward will be collecting greeting cards to send to military personnel for the holidays. She will place a bin on the clubhouse porch for card collection.

Billi Vigil is unhappy that the landscape project didn't refresh the foundation landscaping along the east side of her unit

Bob Evans discussed concerns about the planting soil, or lack thereof, used by the landscaper. Bob's concern about drainage from the roadway were explained by Dave Kaiser that the City of Centennial has it on their schedule for 2022 to correct the problem.

MAINTENANCE REPORTS

Grounds Maintenance – Lighting maintenance, sprinkler system checks, repair and shut down, leaf clean-up, pruning of low branches and snow blower repair were the tasks completed in November. Handrail installation, lighting maintenance, landscape clean-up and snow removal will be completed in December.

Contracts – A walk-thru of the landscape project was completed on 12/02/21 with Kirby Smith and Cox Landscaping. A punch list of items was developed for correction by the contractor. The project was determined to be substantially complete, however, the irrigation system will need to be checked in the spring when water is turned back on. The handrails are in storage and ready for installation. Pool equipment plans and specs from the pool consultant were sent out to the Board for final review and will be sent to contractors for bidding later in the month.

OLD BUSINESS

Trash Collection – Cindy Kiel sent the trash and recycling bin orders to Waste Management for delivery. A total of 302 orders were received from homeowners.

NEW BUSINESS

There being no further business the meeting was adjourned at 8:03 pm.

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