

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

The regular meeting of the Knolls Village Townhouse Association was held on Tuesday, February 1, 2022, at 6:30 p.m. in the clubhouse. Present were Board Members: David Kaiser, Cindy Kiel, Darcy Johnson, Anne Krause, Kathleen Sutton, Wil McCammish and Joe Johnston. Marie Kilty recorded the proceedings.

**The January 2022 Minutes were reviewed and a motion to approve was made by Joe Johnson and seconded by Cindy Kiel. The motion passed.**

**The December financial statements were reviewed, however Joe Johnson, Treasurer will review the classifications of some transactions and let Marie Kilty know about changes.**

*Treasurer's Report* – Joe Johnston reported the Reserve Account balance on and the Paint Reserve balance on February 1, 2022. The current CD matured in January. The Board discussed and agreed to temporarily keep the funds in cash and delay reinvesting until more direction is available concerning interest rates.

**COMMITTEES & VOLUNTEERISM**

Darcy Johnson distributed a committee contact list that will be published on the website.

**COMMITTEE REPORTS**

*Special Events & Hospitality* - The next coffee social hosted by Anne Krause will be held on Saturday, February 5.

*Clubhouse* – Kathy Kurtz reported 8 events were held in the clubhouse in January.

*Swimming Pool* – **The Perfect Pools contract for 2022 was reviewed and a motion to approve the contract was made by Cindy Kiel and seconded by Darcy Johnson. The motion passed.**

*Architectural Control Committee* – Anita and Tom Zukas provided a review of the outstanding and resolved issues. They sent out 91 out-of-compliance letters.

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

**MAINTENANCE REPORT**

*Grounds Maintenance* – The following maintenance work was completed in January: Lighting maintenance, back fill low areas behind curbs and next to sidewalks, clean-up of bed areas, pruning, clear snow from sidewalks, clear snow from shaded apron areas and parking areas, salting, sanding, chipping and scraping ice, mailbox repair (mailbox damaged by car), start bed preparation for rock by 2444 E. Fremont Ct.

Tasks planned for February include hand rail installation, back filling of low areas, bed preparation and landscaping by 2444 E. Fremont Ct., lighting maintenance, pruning, misc. landscape clean-up and snow removal. Landscape and handrail work will be done as weather permits.

*Grounds Maintenance Contracts* – **A motion to approve the Real Painting proposal for this year's building exterior painting was made by Joe Johnson and seconded by Cindy Kiel. The motion passed.** It was noted that a request to Real Painting to paint the wading pool and the steps inside the main pool will be provided as a separate proposal.

The Board received four bids to replace the pool equipment. The lowest and best bid was submitted by AquaWorks. That bid will now go through value engineering to determine any cost saving or system adjustments to obtain the best value. The final contract will be sent to the Board via email for approval.

A change order to extend the irrigation work under Cox Professional Landscaping's current contract is under review and awaiting a further cost breakdown from them.

David Kaiser has spoken to Kirby Smith about the next phase landscaping project and is awaiting a cost proposal from his firm.

**OLD BUSINESS**

There was no old business discussion.

**NEW BUSINESS**

There being no new business the meeting was adjourned at 8:12 pm.

|       |       |
|-------|-------|
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |