

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

The regular meeting of the Knolls Village Townhouse Association was held on Tuesday, May 3, 2022, at 6:30 p.m. in the clubhouse. Present were Board Members: David Kaiser, Cindy Kiel, Anne Krause, Wil McCammish and Kathleen Sutton. Joe Johnston and Darcy Johnson were absent. Marie Kilty recorded the proceedings.

**The April 2022 Minutes were reviewed and a motion to approve was made by Cindy Kiel and seconded by Wil McCammish. The motion passed.**

**The March 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* – No report.

**COMMITTEE REPORTS**

*Website* – Cindy Kiel added pool use and tennis court use registration instructions to the Knolls Village website.

*Special Events & Hospitality* - The next coffee social, hosted by Anne Krause, will be held at the clubhouse on Saturday, May 7, 2022. The ice cream social will be held on July 10, 2022 from 1-3 pm at the pool.

*Clubhouse* – Pam Hansen reported 11 events held in the clubhouse in April in addition to the Board meeting.

*Swimming Pool* – Landon will evaluate the pool water as to whether it should be drained. It was suggested that the HOA attain hard-wired security cameras for the swimming pool area to replace the current battery powered cameras. Wil McCammish volunteered to spearhead this effort. Cindy Kiel and Darcy Johnson, will order new pool umbrellas as needed.

*Architectural Control Committee* – Anita Zukas reported one issue has been resolved from the five escalation letters that were distributed. Elisa and Tom Mata have volunteered to become the new ACC Chairpersons.

*Community Gardens* – Liel Rowley reported 6 plots are available for use. If they are not reserved by May 7 the plots will be made available to existing gardeners at the current fee.

*Newsletter & Tennis / Pickleball Courts* – No updates.

**HOMEOWNERS' FORUM**

Homeowners in attendance: Liel Rowley, Kerry Ficklin, Ann Kingery, Robin Stewart and Elisa Mata.

Elisa Mata expressed concern that their recently replaced garage door had sustained damage to its top panel. She was told she could install a security camera on her garage if she chose to.

**MAINTENANCE REPORT**

*Grounds Maintenance* – The tasks completed in April included lighting maintenance, back fill of low areas behind curbs and next to sidewalks, clean-up of bed areas, pruning, activation of sprinkler system and repair, weeding, weed spraying, preparing pool steps and wading pool for painting, excavation for lighting cable for entry lights, watering and other general maintenance.

May maintenance plans include sprinkler system repair, weed spraying and continued bed preparation, sprinkler improvements and landscaping by 2444 E. Fremont Ct., lighting maintenance, pruning of dead tree branches, misc. landscape clean-up, ready clubhouse basement door frame for removal to allow for pool equipment replacement, sidewalk patching, hydro excavation of entry light cable between roots and sprinkler main line.

**Grounds Maintenance Contracts** – Due to utility lines in the dig area near the clubhouse, Dig Boss has increased their bid for the repair of the clubhouse sewer line to \$9,925.00. Warren is seeking an additional bid.

AquaWorks is awaiting arrival of the wading pool heater and a controller. They will commence installation of the new pool equipment once all of the equipment is received. If the entire installation cannot be completed before the pool opening date the installation will be delayed until the fall.

All of the handrails are installed except for two needing adjustments. Another phase of handrail fabrication and installation will be completed at a later date.

Warren would like to complete the grading, concrete sidewalk and drainage project on E. Fremont Court. Quality Rock Design bid the project for \$8,900. Warren also submitted a bid from A-1 Concrete Leveling for \$7,000 – \$10,000 for concrete leveling work. Neither of the bids were discussed further or approved as Joe Johnston, Treasurer is not in attendance. Once Joe reviews the budget further Board action can then take place.

**OLD BUSINESS**

Four units at 2507-2646 E Fremont Court were painted with white trim as a test.

A letter has been sent to the owners of the University Towne Center about the deteriorating conditions.

*‘Pick up after your dog’* signs were purchased and are being placed in various areas throughout in the community.

**NEW BUSINESS**

Some 4-6 driveway address signs are in need of replacement. Marie Kilty agreed to work on these wooden signs with Warren’s assistance.

There being no further business the meeting was adjourned at 7:57 pm.

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