

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

The regular meeting of the Knolls Village Townhouse Association was held on Tuesday, June 7, 2022, at 7:00 p.m. in the clubhouse. Present were Board Members: David Kaiser, Cindy Kiel, Darcy Johnson and Wil McCammish. Joe Johnston, Anne Krause and Kathleen Sutton were absent. Marie Kilty recorded the proceedings.

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

The April financial statements were reviewed and a motion to approve was made by Darcy Johnson and seconded by Cindy Kiel. The motion passed.

Treasurer's Report – The Reserve account and Paint account balances as of June 3, 2022 were reported.

COMMITTEE REPORTS

Website – Cindy Kiel added the Waste Management schedule to the website.

Special Events & Hospitality - The ice cream social will be held on July 10, 2022 from 1-3 pm at the pool. The patio tour will be June 11, 2022 from 10 am-noon. Anne Krause applied for a Neighborhood Engagement Grant with the city to request funding for the ice cream social. Even though the deadline has passed, the city still has funding left and the HOA can apply as many times as they like. Dumpster Days start at noon on June 10 and end at noon on June 11.

Clubhouse – Six events were held in the clubhouse in May.

Swimming Pool – Darcy Johnson reports that the pool is up and running with no incident. The wading pool needed a new chlorinator which Warren installed and the paint applied this year failed after the pool was filled. The pool was scraped and refilled. The pool will be repainted again next year and Benjamin Moore will supply the paint free of charge.

Tennis / Pickleball Courts – A few young boys were using their scooters/bikes on the tennis courts and were reminded of the rules by a passing homeowner. They were apologetic and left without incident.

Architectural Control Committee – Due to Covid the first ACC committee meeting has been delayed one week.

Community Gardens – Liel Rowley reported all plots are taken. Five payments from open plots are still pending.

Newsletter – Starting next month all old classified advertisements will be removed and only new ads will be considered.

HOMEOWNERS' FORUM

Homeowners in attendance: Jimetta Pyles, Carol McKenry, Elisa Mata and Dick Campbell.

Jimetta Pyles inquired about the schedule for the next rock delivery and whether extra rock would be available for her front beds.

Elisa Mata mentioned she knows an electrician, should the Association need someone to fix any electrical issue.

MAINTENANCE REPORT

Grounds Maintenance – The tasks completed in May 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 and excavation for lighting cable for entry lights.

Sprinkler system repair, weed spraying, sprinkler improvements and landscaping by 2444 E. Fremont Ct., lighting maintenance, pruning of storm damaged branches and dead wood, handrail installation are the tasks planned for June.

Rushton Tree Service spent two days chipping branches that were cut and piled due to storm damage. Rushton Tree Service spent one day removing hanging branches, reducing the weight of branches which were bent down by the weight of the snow. They completed work on about 8 trees in one day.

Warren and Cady mapped out about 40 trees with high hanging branches and bent branches that need cutting. Based on Rushton's production rate over the first day trimming storm damaged trees, Warren estimates that it will take about 5 additional days for Rushton Tree Service to trim the 40 remaining storm damaged trees. The cost for five additional days of trimming and chipping was approved.

A motion to approve the proposed bid from Rushton Tree Service was made by Darcy Johnson and seconded by Cindy Kiel. The motion passed.

Grounds Maintenance Contracts – Dave Kaiser is waiting for a proposal for a second round of handrail fabrication from DGO Access. AquaWorks is storing all the pool replacement equipment at their shop and the equipment will be installed after this pool season. Design work is progressing on the next phase of landscape/irrigation improvements.

OLD BUSINESS

Driveway address signs are to be repaired by Marie Kilty with direction from Cady Dixon of the maintenance staff as to supplies and locations of signs. Four townhome units at 2506-2646 E Fremont Court were painted with white trim as a test project. Feedback so far has been very positive.

NEW BUSINESS

The draft of the 2021 Audit report has been emailed to all Board members by Marie Kilty. Marie Kilty has a couple of outstanding questions to Michele Giometti, the CPA. The final audit is pending.

A motion to approve the proposal from Weidner & Associates to prepare the 2022 income tax return and 2022 Audit was made by Cindy Kiel and seconded by Wil McCammish. The motion passed.

Due to Joe Johnston's absence the Budget Review of 2023 and a decision about further concrete work in the community will be revisited at a later date.

A Movie Night for Knolls Village was suggested by Wil McCammish. Wil will discuss this event with Anne Krause.

There being no further business the meeting was adjourned at 8:10pm.

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