

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

The regular meeting of the Knolls Village Townhouse Association was held on Tuesday, July 5, 2022, at 6:30 p.m. in the clubhouse. Present were Board Members: Darcy Johnson, Cindy Kiel and Kathleen Sutton. David Kaiser, Wil McCammish, Joe Johnston and Anne Krause were absent. Darcy Johnson conducted the meeting in David Kaiser's absence. Marie Kilty recorded the proceedings.

The June 2022 Minutes and May financial statements were reviewed. Due to the limited number of Board members required to hold a vote, neither of these documents were approved at this time.

Treasurer's Report – The Reserve account balance and the Paint account balance as of July 1, 2022 was reported by Joe Johnston, Treasurer.

COMMITTEE REPORTS

Special Events & Hospitality - The ice cream social will be held on July 10, 2022 from 1-3 p.m. at the pool.

Swimming Pool – May 2022 attendance at the pool according to the sign in sheets was 155 and June attendance was 1,644. The ignitor on the boiler was replaced in June. Anne Krause, through an email, expressed concerns about pool tile cleanliness and sent photos to the Board before the meeting.

Architectural Control Committee –Anita Zukas will talk to Dave and Warren about the 2023 painting schedule. Anita and Tom Zukas have met with Elisa and Todd Mata, the new coordinators of the ACC committee. Three spots on the committee are open. The ACC coordinators will meet to form a list of issues concerning advisory and compliance letters to communicate with residents. This list will be submitted to the attorney's office for discussion.

Community Gardens- Anne Krause suggested the garden hose for the community gardens be replaced. Darcy suggests Anne speak with Liel Rowley, the committee chairperson. Liel Rowley who entered the meeting later acknowledged that a new hose is needed and will make efforts to replace it.

Website, Clubhouse, Tennis / Pickleball Courts, Newsletter – No updates.

HOMEOWNERS' FORUM

Homeowners in attendance: Kerry Ficklin, Scott Ward.

Kerry Ficklin mentioned that she observed alcohol being consumed at the pool by residents. She suggested a reminder of 'no alcohol use in the pool area' be published in the newsletter.

Scott Ward is concerned with maintaining the grass in the common area and the high cost of water.

MAINTENANCE REPORT

Grounds Maintenance – Rushton Tree Service will finish their fifth additional day trimming storm damaged branches on July 6, 2022. Both Cady and Warren estimate that it will take up to an additional 5 days of trimming by Rushton to remove the remaining broken branches and to thin / reduce the weight of some heavy branches. Once the storm damage work is completed, additional maintenance pruning should be considered as has been done annually. Every year as the trees get bigger the scope of work increases and so do the maintenance costs associated with the trees.

Rushton offered to reduce their hourly rate to if the Knolls Village wishes to schedule an additional 5 days of work.

The bed area on the south side of 2444 E. Fremont Ct. has an existing concrete drain pan which carries water from the parking area and some of the adjoining driveway. If the pan overflows or there is an irrigation leak it could cause the

basement of this house to flood. The existing drain pan is mainly higher or level with the window wells and the 3-inch drain pipes for the drain pan can plug easily with little debris.

The pan needs to be poured lower and the existing drain pipes replaced with a 6-inch drain pipe. The ground next to this house could then be graded to drain into the pan reducing the chances of basement flooding. Warren recommended completing this work prior to landscaping this area with rock.

Quality Rock Design has submitted a proposal to replace the pan and drain pipe. Additionally, they would dig a trench for lighting and irrigation control wire conduits to be laid prior to the bed area being re-landscaped with rock. The cost of for this work is based upon Quality Rock Design ordering a full load of concrete, which would allow for some sidewalk repair at this or other locations.

Grounds Maintenance Contracts – Contracts regarding the installation of handrails, irrigation and pool equipment are ongoing.

OLD BUSINESS

In September, a 2023 Board-approved Budget will be mailed to all homeowners of record, prior to the annual meeting in October.

Driveway signs are on the maintenance list to be repaired. Marie Kilty will work on these when instructed by the maintenance staff.

NEW BUSINESS

Currently, some vendors accept ‘electronic only’ payments. KVTA has neither a credit nor a debit card for use in these cases. Darcy Johnson suggested discussion around the Board applying for a credit card or issuance of a debit card in the name of the HOA to use as a payment method. The Board discussed some of the advantages/disadvantages of debit and credit card payments and will revisit this in the future.

There being no further business the meeting was adjourned at 8:11 p.m.
