

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

The regular meeting of the Knolls Village Townhouse Association was held on Tuesday, August 2, 2022, at 6:30 p.m. in the clubhouse. Present were Board Members: Darcy Johnson, Cindy Kiel, Dave Kaiser, Anne Krause, Wil McCammish, Kathleen Sutton and Joe Johnston. Marie Kilty recorded the proceedings.

The June 2022 Minutes were reviewed and a motion to approve was made by Darcy Johnson and seconded by Wil McCammish. The motion passed.

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

The May 2022 and June 2022 Financials were reviewed and will be approved upon further review.

Treasurer's Report – The Reserve account balance and Paint Account balances as of August 2, 2022 were reported.

COMMITTEE REPORTS

Swimming Pool – July pool attendance was 1,631. Additional tables, chairs, and umbrellas were purchased.

Clubhouse- The clubhouse held seven events in July, including the Board Meeting.

Tennis / Pickleball Courts – Ann Winterbottom inquired about plans for ongoing court maintenance. The courts will be repaired next year.

Architectural Control Committee (ACC) – Elisa Mata has asked for 2 more walkers for the ACC. Anita and Tom Zukas will continue to coordinate the Painting Committee on behalf of the ACC.

Website, Special Events, Hospitality, Newsletter, Community Gardens – No updates.

HOMEOWNERS' FORUM

Homeowners in attendance: Kerry Ficklin, Ann Winterbottom, Anthony Quick, Jimetta Pyles, Elisa Mata and Scott Ward.

Scott Ward is concerned with the high cost of water and reducing turf areas to conserve water.

MAINTENANCE REPORT

Grounds Maintenance – Lighting maintenance, sprinkler system repair, weeding, pruning and handrail installation were tasks completed in June. In August, the maintenance staff will continue to work on grounds, lighting and handrail installation.

Rushton Tree Service completed one additional day of trimming storm-damaged branches on July 27, 2022. Rushton Tree is scheduled to come out to the community on August 4 and then one last time.

The bed area on the south side of 2444 E. Fremont Ct. has an existing drain pan which carries water from the parking area and some of the adjoining driveway. Warren suggests that a new pan be poured lower and that drainpipes be replaced with a 6-inch drain pipe. The ground next to this house could then be graded reducing the chances of basement flooding.

Quality Rock Design (QRD) 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 for this work is based on QRD ordering a full load of concrete, which would allow for some sidewalk repair at this or other locations. The irrigation main line has been located under the existing pan and will need to be moved to the side of the pan for the pan to be replaced. Approximately 60 feet of additional trenching will be needed.

Colorado Cascade is available to lay and connect the irrigation control wire and irrigation main pipe on an hourly basis. Cox Professional Landscape Care is also interested in the work and has requested that specifications be sent to their estimator.

The QRD bid for trenching is to install conduits to extend the two-wire system past the driveway and for eventual replacement of lighting and irrigation power cables. The conduit is not included and will need to be supplied and installed by us or an electrician.

If the pan is not replaced, according to Warren, the HOA, should install a perforated drainpipe next to the pan which would rise above the ground to the East of the main walkways. There is another irrigation main line and some utilities in that area which we would need to work around. Conduit for lighting and irrigation should still be installed before rock is placed in the bed area. Due to cost, the Board instructed Warren to proceed with this alternative.

A-1 Concrete leveling has provided unit costs for concrete sidewalk leveling to level offset slabs and grind offsets of slabs marked for them. **A motion to approve the bid was made by Cindy Kiel and seconded by Joe Johnston. The motion passed.**

Warren suggests the following be considered for next year's budget:

- Golf cart batteries: Replacement may be needed in 2023.
- Maintenance garage: The existing maintenance shed provides limited space for storage of equipment and supplies. A full-sized garage is needed for storage of the golf cart, easier access to parts and equipment and for inside work space.
- Tree trimming: The cost for at least six days of tree maintenance should be included in the 2023 budget.
- Sprinkler zone replacement: Based on repair history and coverage, replacement of the following sprinkler zones should be considered: M8, Q5, G8

Grounds Maintenance Contracts – Contracts regarding the installation of handrails, irrigation, landscaping 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. The officers of the Board will review the Proposed Budget and make further recommendations.

Driveway signs are in need of repair. Marie Kilty will work on making these repairs.

NEW BUSINESS

The revised parking policy was reviewed. A motion to approve the new policy was made by Joe Johnston and seconded by Wil McCammish. The motion passed. The revised Collections policy, Conduct of Meetings policy and Covenant Enforcement policies were reviewed. A motion to approve these new policies was made by Wil McCammish and seconded by Kathleen Sutton. The motion passed.

There being no further business the meeting was adjourned at 8:50 p.m.