

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

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

The August 2022 Minutes were reviewed and a motion to approve was made by Scott Ward and seconded by Darcy Johnson. The motion passed.

The July 2022 Financials were reviewed and a motion to approve was made by Cindy Kiel and seconded by Scott Ward. The motion passed.

Treasurer's Report – Joe Johnston reported the Reserve account and the Paint Fund balances as of September 6, 2022.

COMMITTEE REPORTS

Hospitality Coffee events are planned for October, November and December according to Anne Krause.

Swimming Pool – August attendance was 933. In September, 295 people attended according to Darcy Johnson. Cindy Kiel issued 37 pool key cards during the 2022 season.

Clubhouse – The clubhouse held 11 events in August, including the Board Meeting.

Tennis / Pickleball Courts – Warren will contact the contractor to obtain a bid and schedule filling the cracks on the courts in the spring. Cindy Kiel has issued 22 keys to residents to date for 2022.

Architectural Control Committee (ACC) – 26 letters were sent out in August.

Community Gardens – The new chairperson is Rhonda Hillis. Her contact information will be added to the committee list on the website.

Website, Special Events, Newsletters – No updates.

HOMEOWNERS' FORUM

Homeowners in attendance: Anne Waite, Elisa Mata, Dick Campbell, Rhonda Hillis, Carol McKenry, Jimetta Pyles, Kerry Ficklin, Anthony Quick, Tom and Anita Zukas, Bob Evans, Jennifer Stokes and Bonnie Maddox.

Todd Mata offered his services as a CPA to join the Board. He offered to replace Joe Johnston as Treasurer as Joe will soon be moving out of the community.

MAINTENANCE REPORT

Grounds Maintenance – Lighting maintenance, sprinkler system repair, weeding, weed spraying, pruning and shearing of shrubs, replacement of plants which had died in front bed areas, grading of front bed areas, tree trimming and clean-up due to storm damage, spread mulch in front bed and other bed areas, address sign repair were tasks worked on in August.

The tasks planned for September are sprinkler system repair, weed spraying, bed preparation, seeding, sprinkler improvements and landscaping by 2444 E. Fremont Ct., lighting maintenance, pruning of storm damaged branches and

dead wood, handrail installation, removal and storage of gazebo cover and repainting the wading pool, if weather and time allow.

Rushton Tree Service has bid to remove remaining broken storm damaged branches, clear branches away from buildings, remove dead wood, top the pine by 2520 E. Geddes Pl. for felling and remove the double trunk ash tree by 2595 E. Fremont Ct.

A motion to approve the Rushton Tree Service bid was made by Scott Ward and seconded by Darcy Johnson. The motion passed.

David Kaiser posted a position for a Maintenance Technician and he will be interviewing a potential candidate tomorrow.

Grounds Maintenance Contracts – Contracts regarding the installation of handrails, irrigation, landscaping and pool equipment are ongoing. Kirby Smith will meet with homeowners about Phase II of the landscaping project on E. Geddes Ave. and E. Fremont Ct. The pool equipment will be installed in the winter. The Board approved \$1,500 to be used to purchase tools. Some of the tools have been purchased.

OLD BUSINESS

The 2023 Budget was reviewed and a motion to approve was made by Scott Ward and seconded by Darcy Johnson. The motion passed.

The address sign replacement and maintenance are being completed by Marie Kilty.

NEW BUSINESS

Cindy Kiel mailed the Annual meeting information to the community including a proxy for the election of Directors at the Annual Meeting on September 3, 2022.

The dues increase mailing was discussed. Cindy Kiel will mail the documents including a cover letter, a copy of the proposed 2023 budget, a ballot for voting with a postage paid envelope for homeowners to use to return their ballot. The mailing will be sent to all current homeowners of record.

There being no further business the meeting was adjourned at 8:23 p.m.

_____	_____
_____	_____
_____	_____
_____	_____