

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

The regular meeting of the Knolls Village Townhouse Association was held on Tuesday, October 4, 2022, at 6:30 p.m. in the clubhouse. Present were Board Members: Darcy Johnson, Cindy Kiel, Scott Ward, Joe Johnston and Kathleen Sutton. Dave Kaiser has resigned from the Board; he was in attendance. Anne Krause was absent. Marie Kilty recorded the proceedings.

**The September 2022 Minutes were reviewed and a motion to approve was made by Scott Ward and seconded by John Johnston. The motion passed.**

**The August 2022 Financials were reviewed and a motion to approve was made by Cindy Kiel and seconded by Joe Johnston. The motion passed.**

*Treasurer's Report* – The Reserve account balance as of October 4, 2022 and the Paint account balance were reported.

**COMMITTEE REPORTS**

*Hospitality* – There will be coffee events in October, November and December according to Anne Krause.

*Swimming Pool* – The pool is closed for the 2022 season. Aqua Works has started demolition and removal of the equipment for replacement.

*Clubhouse* – The clubhouse held eight events in September, including the Board Meeting.

*Architectural Control Committee (ACC)* – Twenty-two letters were mailed.

*Website, Special Events, Newsletter, Community Gardens, Tennis / Pickleball Courts* – No updates.

**HOMEOWNERS' FORUM**

Homeowners in attendance: Anne Waite, David Kaiser, Elisa and Todd Mata, Dick Campbell, Kerry Ficklin and Anthony Quick.

Anne Waite asked what the next steps were concerning the election and annual board meeting. Elisa Mata mentioned carpet cleaning in the clubhouse.

**MAINTENANCE REPORT**

*Grounds Maintenance* – Sprinkler system repair, sprinkler system winterization, weed spraying, lighting maintenance, pruning lower tree branches, handrail installation, sidewalk surface repair, address signpost installation and other general maintenance are the items the maintenance staff will attend to in October.

Rushton Tree Service is scheduled to 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. and chip brush on Friday October 7, 2022.

Metro Pavers cancelled the crack fill work last Saturday due to rain overnight and forecast rain during the day. They will reschedule as soon as possible.

Kevin Leach of Altitude Athletic Surfaces will schedule crack filling of the tennis courts for spring of 2023. He has not yet been out to measure the cracks and bid on the work but will do so soon.

A1 Concrete Leveling will be out on Monday October 10 to start sidewalk leveling and grinding.

**Grounds Maintenance Contracts** – Contracts regarding the installation of handrails, irrigation and landscaping are ongoing. The new pool equipment is on-site; installation will begin soon. Dave Kaiser interviewed a candidate for the open maintenance position, however the candidate accepted another position elsewhere.

Warren Deutsch arrived at the meeting later and suggested purchasing a sweeper to collect and remove leaves and pine needles from the grass areas in the community. It was discussed and the Board ultimately decided that the sweeper will not be purchased.

**OLD BUSINESS**

2022 Annual Meeting – Seventy-three proxies for the election of Directors have been received to date.

Dues Increase Vote – One hundred and forty-eight ballots for proposed dues increase have been received to date.

Marie Kilty continues to replace and repair address signs in the community.

**NEW BUSINESS**

There being no further business the meeting was adjourned at 8:32 p.m.

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