

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

The regular meeting of the Knolls Village Townhouse Association was held on Tuesday, December 6, 2022, at 6:30 p.m. in the clubhouse. Present were Todd Mata, Scott Ward, AJ Quick, Anne Waite and Darcy Johnson. Anne Krause joined via speakerphone. Joe Johnston was absent. Warren Deutsch attended the meeting later in the evening. Marie Kilty recorded the proceedings.

A motion to approve a movement of a delinquent account to collections was made by Todd Mata and seconded by Scott Ward. The motion passed. Per the new collection policy, the HOA is required to vote to send a delinquent account to the attorney's office for collections.

The November 2022 Minutes were reviewed and a motion to approve was made by Todd Mata and seconded by Scott Ward. The motion passed.

The October 2022 Financials were reviewed and a motion to approve was made by Todd Mata and seconded by AJ Quick. The motion passed.

Treasurer's Report – None

COMMITTEE REPORTS

The Board introduced themselves to the residents.

Special Events & Hospitality – In Anne Krause's absence, Darcy Johnson discussed Dumpster Days on June 10th and the Ice Cream Social on July 16th. The next Coffee Social will be held on Saturday, December 10th. Community Christmas caroling occurs on December 18th.

Technology – AJ Quick submitted a 12-page proposal to the Board for review a few weeks ago. The Board briefly discussed this. The committee will schedule future meetings to continue discussion of the proposal. **A motion to provide AJ Quick with a check to the vendor to pay a maintenance fee for the new Knolls Village website was made by Scott Ward and seconded by Anne Waite. The motion passed.**

Clubhouse – The clubhouse held three events in November including the Board Meeting.

Tennis / Pickleball Courts – Todd Mata met with Warren and Cady. An update is in the maintenance report below.

Architectural Control Committee (ACC) – The Board has received a request to put in a ramp in the common area. Todd Mata contacted the attorney's office and the ramp is not allowed.

Community Gardens – Anne Waite will talk to Rhonda Hillis, Garden Committee chair about residents cleaning out their garden plots.

Newsletter – The committee is looking for volunteers to deliver monthly newsletters.

Swimming Pool – No updates.

HOMEOWNERS' FORUM

Homeowners in attendance: Roger Veach, Ann Kingery, Dick Campbell, Yvonne Anderson, Ken Carmody, Sue Mizuno, Nancy and Bruce Gittleman, Ann Winterbottom, Cheryl Scher.

Yvonne Anderson would like to see the newsletter be a bit more robust. She is interested in knowing what policies have changed according to state law. Todd Mata will address. Cheryl Scher asked how Todd Mata was appointed. She is concerned about rocks going into the common areas.

MAINTENANCE REPORT

Sprinkler system winterization, leaf collection, redo / clean out rock bed areas, sidewalk surface repair, excavation of leaking water service line for building 2758-98 E. Geddes Ave. and snow removal were tasks worked on in November. In December, the maintenance staff will work on lighting maintenance, pruning, pine needle/leaf collection, sidewalk snow removal, salting, address sign post installation and snow blower maintenance.

Kevin Leach of Altitude Athletic Surfaces has not yet been out to measure the tennis courts cracks and bid on the work. Warren will be in contact with him again and ask that his bid be ready for the January meeting. Warren has contacted three tennis court builders and requested "budget pricing" for replacement of the asphalt tennis courts with post tension concrete tennis courts. This pricing will reflect the average cost for this work and is for informational purposes only.

A-1 Concrete completed sidewalk leveling and grinding in high priority areas. There is an ongoing need for sidewalk maintenance. Warren and the Board discussed how to manage upcoming asphalt maintenance and replacement projects. There are five original driveways left to be replaced.

Aqua Works Construction has removed all of the old pool equipment and plumbing lines from the pump room. They have moved all of the new equipment into the basement and have surfaced the pump room floor to eliminate water holding areas. Aqua Works is now working on placement of the equipment.

The Board discussed the need for a garage to house the utility cart over-night and to provide more work space for larger maintenance tasks. The cost for an oversized one car garage would be approximately \$20,000-\$30,000. Warren will bring bids for the new garage to the next meeting.

NEW BUSINESS

Todd Mata filled out an application for an HOA credit card and mailed it in. The credit card will be used for subscription payments. The 'Bill Pay' method of payment through Firstbank, to pay HOA bills was approved.

There being no further business the meeting was adjourned at 8:30 p.m.

_____TM_____ DJ_____

_____AQ_____ AW_____

_____SW_____