

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

The regular meeting of the Knolls Village Townhouse Association was held on Tuesday, January 3, 2023, at 6:30 p.m. in the clubhouse. Present were Todd Mata, Scott Ward, AJ Quick, Anne Waite, Anne Krause and Darcy Johnson. Marie Kilty recorded the proceedings.

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

**The November 2022 Financials were reviewed and a motion to approve was made by Darcy Johnson and seconded by Scott Ward. The motion passed.**

*Treasurer's Report* – Joe Johnston resigned as a Board member and the Treasurer as of December 27th. The Board will discuss filling the position at an Executive session.

**COMMITTEE REPORTS**

*Technology* – AJ Quick has stated that the new, more secure website will be live soon.

*Special Events & Hospitality* –The next Coffee Social will be held February 11th. Todd Mata will meet with homeowners monthly. A date is to be determined.

*Clubhouse*- The clubhouse held four events in December, including the Board Meeting.

*Swimming Pool*– Darcy Johnson discussed what is in Warren's maintenance report (below).

*Architectural Control Committee (ACC)* – Elisa Mata asked if she needs approval from the Board to host a Contractor Fair, potentially in April. This will be discussed at a later date.

*Finance Committee* – Todd Mata plans to revamp the finance committee. He is looking for two additional homeowners to be a part of it.

*Tennis / Pickleball Courts, Community Gardens, Newsletter* - no updates.

**HOMEOWNERS' FORUM**

Homeowners in attendance: Elisa Mata, Jimetta Pyles, Carol McKenry, Roger Veach, Ann Kingery, Cheryl Scher, Jean Oatman, Bob Evans, Kae Kemerling and Jennifer Stokes.

**Jean Oatman** is concerned that snow plowing is not being completed as it has been in years past. Several sidewalks remained icy and driveways were not cleared in the morning, after the last snow storm. She also expressed concern a tree branch had fallen on her daughter's car.

**Bob Evans** spoke about Phase I of the landscape project. He is concerned about Phase II going poorly, in addition to the amount of money the project entails.

**Roger Veach** emphasized the importance of having the new pool equipment installed in time and the water temperature. Ann Kingery said she hopes the board reads her letters.

**Jennifer Stokes** spoke about the landscape project and mentioned houses she sees on her walk that could use some help.

## MAINTENANCE REPORT

Pine needle collection, clean debris from curbs, pruning, storm damage clean-up, sidewalk snow removal, salting, landscape plan review, set address sign post, downspout extension replacement were tasks completed in December. Lighting maintenance, pruning, pine needle collection, storm damage clean-up (broken branches), sidewalk snow removal, salting, fence repair, snow blower maintenance are the tasks planned for January.

**Altitude Athletic Surfaces, Coatings Inc.** and **Renner** have submitted written budgetary pricing estimates to replace the existing asphalt tennis courts with post tension concrete tennis courts. All three contractor's bids were for replacement, including a new fence. **Metro Pavers** also submitted a bid to remove the old courts and fence. Based on the **Renner** bid, there would be no cost savings having another contractor do this work.

The Centennial Building Department has agreed to allow a contractor with a Residential Builder's / Contractor's License rather than a Commercial Builder's / Contractor's License build the maintenance garage if the Association decides to move forward with the project. All garage builders that Warren contacted have Residential Builders / Contractors licenses. Warren received two bids to build a 16' x 24 garage at the parking area on the South side of the driveway where the existing maintenance shed is located. Both bids are for garages of similar construction. Costs for changes to the existing power source and realignment of the sidewalk are not included in the prices.

**Aqua Works Construction** has not moved forward with the pool equipment replacement project other than a few hours of clean-up time since last month. They are looking for an Engineer or Company to oversee the design details of heater exhaust venting.

**Clean Pool of Centennial Colorado** bid for swimming pool start-up, 6 day per week maintenance and end of season pool closing services. They do not provide pool monitor services. **Platinum Property Management** bid for swimming pool start-up, 7 day per week maintenance and end of season closing services. They are checking into staffing availability for pool monitoring services and will let us know by the end of next week if they are available to bid on the pool monitoring services. Warren is waiting for a bid from **All Star Pools**.

**Real Painting** and **Prep-rite Painting** were sent specifications for the 2023 exterior painting. Real Painting Company submitted a per-unit bid for painting 54 units. Prep-rite Painting will be also be submitting a bid.

Warren reported that in 2022 about 10,144,000 gallons of water was used for landscape irrigation and about 150,000 gallons for the clubhouse and swimming pools. According to Denver Water 10,144,000 gallons of water would meet water needs inside the home for about 555 people for one year. Over the last 6 years water used for landscape irrigation at the Knolls Village has ranged from 9.5 to 11 million gallons per season. It takes about 17.5 gallons of water per square foot per season to keep blue grass turf growing and green along the Front Range of Colorado. The Knolls Village has 237 turf sprinkler zones and about a dozen drip zones. Since some of the drip zones are not in use and drip zones use very little water, and are not included in the following calculation:

10,144,000 gallons of water divided by 237 zones = 42,801 gallons of water per zone per season.

Based on the above calculation, the 4.5 zones eliminated as part of the 2021-2022 Landscape Project saves about 192,604 gallons of water per year.

Originally there was grass between the main walk and the front bed areas at almost every building. These narrow grass areas required lots of water and even with lots of water they did not grow well. Many of these grass areas were eliminated years ago by expanding the mulch beds. Small turf areas with irregular shapes are difficult to water precisely and uniformly. If an irrigation system does not have even distribution uniformity, areas with good distribution uniformity are often overwatered to keep areas with poor coverage green.

Efficient watering of larger turf areas with fairly straight edges has been one focus of zone replacement at the Knolls Village. Eliminating watering of small grass areas, often between the front bed areas and the main walk has been another focus in many areas of the complex to eliminate water waste and eliminate watering areas where grass does not grow. Many of the small grass areas are 25-50 percent dirt.

Many of the original sprinkler zones are high maintenance due to brittle pipe. Line breaks often go unnoticed for days before being shut down and repaired. Line breaks wastewater can result in flooding of basements. An additional benefit of replacing these zones is improved watering efficiency by improving the design, distribution uniformity and upgrading the sprinkler heads.

There being no further business the meeting was adjourned at 8:47 p.m.

\_\_\_\_\_ **TM** \_\_\_\_\_ **DJ** \_\_\_\_\_

\_\_\_\_\_ **AQ** \_\_\_\_\_ **AW** \_\_\_\_\_

\_\_\_\_\_ **SW** \_\_\_\_\_ **AK** \_\_\_\_\_