

**Knolls Village Townhouse Association
BOARD OF DIRECTORS' REGULAR MEETING**

The regular meeting of the Knolls Village Townhouse Association Board of Directors was held on Tuesday, February 7, 2023 at the clubhouse.

Present were Directors Scott Ward, Anne Waite, Anne Krause, AJ Quick, Todd Mata, Darcy Johnson. Scott Ward recorded the proceedings. Todd Mata opened the meeting at 6:30 p.m.

A motion was made by Todd Mata and seconded by AJ Quick to accept the 2022 Financial Statements as presented. The motion was passed.

A motion was made by Todd Mata and seconded by Darcy Johnson to approve sending a homeowner to collections. The motion was 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 approval of the January 2022 Meeting Minutes was tabled until they are in the final form.

The Treasurer reported the balances for the Reserve and the Paint Fund.

Committee Reports

Technology

AJ Quick reported the new website is still being worked on. Questions were asked about moving forward on the porting emergency phone number and an email discussion.

Special Events

Anne Krause reported there is a Social Coffee planned for Saturday February 11 at 9:30 a.m. and The President's Breakfast will be held on February 25 at 9:00 a.m.

It was recommended that Caitlyn provide music for our Ice Cream Social on July 16.

Clubhouse

It was reported that there were four uses of the Clubhouse including the Board meeting in January 2023.

Swimming Pool

Darcy Johnson reported there were 4,600 pool visits in 2022. There was a discussion of the pool contracts submitted so far. There was further discussion on maintenance, cleanliness and personnel. **It was moved by Todd Mata and seconded by Scott Ward to award the contract to Perfect Pools. The motion passed.**

Tennis / Pickleball – no report.

Architectural Control

A report was presented by Elise Mata. There were no changes since the last report. There was a discussion about security cameras that included placement and neighbor intrusion. For discussion the dome type cameras are recommended along with a screenshot of the camera picture submitted to ACC.

Community Gardens – no report.

Landscaping

The Board discussed sprinkler zone M8 for rehabilitation. The discussion was extended by input from Warren Deutsch.

Newsletter – no report.

Finance

Todd Mata explained that the audit of KVTA Finances will be completed before the end of the month. The auditor will then meet with the Board. There was a discussion of a credit card for maintenance use and other general monthly billings. The application has been passed to the President.

Community Members in attendance included Steve Snyder, Kerry Ficklin, Carole McKenry, Jimetta Pyles, and Sharyl Whitaker.

Maintenance Report

Tennis Courts

A bid has been received from Metro Pavers to mill four inches and overlay two inches, including a Petromat. It was suggested that the overlay consist of four inches rather than two. Warren will work on securing that bid.

Maintenance Shed

There is a need by the maintenance staff for a new shed. The existing shed barely stores all KVTA snowblowers tools and equipment, and there is no work bench. The suggested size is 16 feet by 24 feet along with door, gutters, roofing, and siding. Since there are other on-going project costs for landscaping and pool equipment the shed project needs to be tabled for the 2023 calendar year.

Pool Equipment

There was no forward movement on the new pool equipment installation during January. Warren Deutsch has raised several concerns with the installation. An extended discussion followed.

Exterior Painting

Real Painting Company has submitted a bid for 2023 painting. The bid includes painting 54 units, per the usual cycle, and a scope of work. The Real Painting bid was much less than a comparable bid submitted. **A motion was made by Todd Mata and seconded by Darcy Johnson to accept the bid from Real Painting. The motion passed.**

Sprinklers

There was a brief discussion of sprinkler zones in need of significant repair.

The meeting was adjourned at 9:40 PM.