

**BOARD OF DIRECTORS REGULAR MEETING
THE KNOLLS VILLAGE TOWNHOUSE ASSOCIATION
May 2023 Board Meeting Minutes**

The regular meeting of the Knolls Village Townhouse Association Board of Directors was held on Tuesday, May 2, 2023, at the clubhouse at 6:30 p.m. Present were Board members Todd Mata, AJ Quick, Anne Waite, Darcy Johnson, Anne Krause and Scott Ward. Marie Kilty recorded the proceedings.

A motion was made by Todd Mata and seconded by Darcy Johnson to accept the April 2023 Board Meeting Minutes. The motion was passed.

A motion was made by Todd Mata and seconded by Scott Ward to accept the March Financial Statements as presented. The motion was passed.

Scott Ward reported that a CD expired in April. He and the Board will explore where to invest.

Homeowners' Forum

Residents in attendance: Kerry Ficklin, Jimetta Pyles, Carol McKenry, Jean Oatman and Norm Edson.

Jean Oatman is concerned that the pool will not open on schedule and has asked the Board about the status of the pool heating equipment.

Carol McKenry would like to see more security at the pool. She is concerned that unauthorized people, including teenagers use the tennis courts as places for dogs and other activities other than tennis and pickleball. Jimetta Pyles asked about Dumpster Day. June 10 is Dumpster Day in Knolls Village.

Committee Reports

Technology Committee - AJ Quick stated that the new website will be launched soon.

Special Events and Hospitality - Anne Krause has planned a community event at Hudson Gardens. Breakfast with the HOA President will occur on May 20. Bonnie Caruso will discuss her garden ideas at the breakfast. On June 3 a 'Kick off to Summer' party will occur. The 'Farewell to Cady' event will occur on June 4 at 1 p.m.

Swimming Pool - Darcy Johnson is in communication with Perfect Pools regarding the opening of the pool. Perfect Pools would like to begin their maintenance of the pool for summer operation. More discussion of the pool opening can be found in the ***Maintenance*** section below.

Tennis/Pickleball - Ann Winterbottom is stepping down from this committee. Security at the tennis courts was discussed. Warren will order a new latch for the court. This is an ongoing discussion.

Architectural Control Committee - Elisa Mata discussed the ACC kick-off and walkthroughs in August.

Landscaping, Paint Committee, Clubhouse, Financial Committee, Community Gardens - No updates.

Maintenance

Warren has not received any response from tennis court contactors regarding finishing repaved courts and did not have time to follow up due to other workload. He will follow up as soon as possible.

The Board discussed evaluating ways to save water. They discussed reviewing previous landscaping plans and looking at others. This is a continuing discussion.

Todd Mata has contacted a contractor regarding work around the community. Potentially, this contractor will complete the tasks that Cady Dixon now works on. Cady Dixon will leave her position in early June. It is unknown whether she will return to this maintenance position.

Real Painting Company has completed the exterior painting of all buildings scheduled to be painted this year except for some touch up work. Touch up work should be completed by the end of this week.

Aqua Works Construction is doing as much work as possible while finalizing plans for the venting of the new pool heaters. They have unpacked and set out equipment, assembled valves, and have been laying out fittings to plan how to best connect the equipment. Warren believes they will now move forward fairly quickly. In order for the plan to move forward, a plan was submitted to the City of Centennial.

The meeting was adjourned at 9:16 p.m.