

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

June 2023 Board Meeting Minutes

The regular meeting of the Knolls Village Townhouse Association Board of Directors was held on Tuesday, June 6, 2023, at the clubhouse at 6:30pm. 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 AJ Quick to accept the May 2023 Board Meeting Minutes. The motion was passed.

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

Scott Ward reported the account balances on the Reserves and Paint account. The funds at RBC Wealth have been moved to accounts at Firstbank.

Regarding the repairs at the Knolls Village pool, Scott Ward reported that he has made a call to **Aquaworks** to continue to move forward. He reported that there was an electrician on site today. Currently, there is no known date for the Knolls Village pool opening.

Homeowners Forum

Homeowners in attendance: Linda Hicks, Kathleen Sutton, Donna Biniasz, Geoff & Stephanie Cotton, Jennifer Stokes, Kerry Ficklin, Roger Veach, Chrissy Krumholz, Kathy Kurtz, Cheryl Scher, Sharyl Whitaker, Lori Reece, Bonnie Caruso, Carole McKenry, Amy and Sharon Kalmes, Jon Krause, Margie Nowick, Sharon Zierk, Greg Doi, Susan Ritter, Jimetta Pyles, Dick Campbell and Ann Kingery

Linda Hicks is concerned about Reserves and the pool opening. **Kathleen Sutton** is concerned about landscaping work in the community. **Donna Biniasz** feels that the operations of the pool have been hidden from the residents. **Jeff and Stephanie Cotton** are concerned about the pool opening. **Jennifer Stokes** asked about new lawn chairs. **Roger Veach** would like to know who is ultimately responsible for the lack of the pool opening. **Chrissy Krumholtz** is concerned with the lack of communication by the Board. **Kathy Kurtz** would like to see rocks and trees where the wildflowers are proposed. **Sharyl Whitaker** is concerned about the pool opening soon and would like attention paid to the dandelions. **Bonnie Caruso** is concerned about setting aside old projects for new projects. **Amy Kalmes** considers putting out her personal slip-n-slide her own responsibility and not a liability to the HOA. **Margie Nowick** asked a question about a permit for the pool. **Sharon Zierk** is concerned about the pool not opening. **Greg Doi** is concerned that the pool will not be opened and questioned the use of contractors. **Susan Ritter** is concerned about the lack of communication about the lack of the pool opening.

Anne Krause mentioned that she spoke with Harlan Morgan and Eric, Mr. Veach's son, concerning the pool heating equipment.

Committee Reports

Technology Committee- AJ Quick discussed putting more information concerning the pool on the new website. He discussed the voicemail system connected to the website and provided statistics regarding the visits to the new website.

Special Events and Hospitality- The 'Kona Ice' and the 'Departure Party for Cady Dixon' parties were a success.

Swimming Pool-Reported above by Scott Ward.

Architectural Control Committee- Elisa Mata has resigned her position as the Chairperson. Anne Waite and Anita Zukas are co-chairing this committee. The first walk-through is on the 14th of June.

Community Gardens- Two small plots are available according to Anne Waite

Grounds Maintenance

With high precipitation over the last month there has been rapid growth of trees and shrubs, Warren states. Pruning for containment and clearance will take more time this year than in recent years. If rain tapers off the maintenance staff will need to closely monitor the sprinkler system.

In regard to sprinkler zone replacement, Aqua Corp. has submitted a proposal to replace the far North East sprinkler zone (zone G8) and zone H5 which is along the South side of E. Geddes Avenue extending from 2696 E. Geddes Avenue to 2708 E. Geddes Avenue.

Zone G 8 is a large zone which extends from S. Knolls Way on the West end to the open space on the East end of the zone. The cost to replace this zone is: \$7,206.98. **A motion to approve this bid was made by Todd Mata and seconded by Darcy Johnson . The motion passed.**

Zone H5 has a history of line breaks. Aqua Corp. has submitted a proposal to replace this zone at a cost of \$3965.86 Aqua Corp. has not yet finalized their bid for zone replacement for zones controlled by "clock M" at the South end of the complex. If the above zone replacement is approved, Aqua Corp. can start the work this month and will work toward completion. **A motion to approve this bid was made by Todd Mata and seconded by Scott Ward. The motion passed.**

After the zone replacement has been completed, if approved, Cox Professional Landscape could then start the rock bed work associated with this sprinkler zone replacement. This will be discussed at a later time.

Warren discussed the cost of \$2000 for Rushton Tree to chip and remove trees. **A motion to approve this work was made by Todd Mata and seconded by Darcy Johnson. The motion passed.**

Maintenance staffing issues will be discussed at a later date.

Old Business

Dumpster Days is on June 10th.

New Business

The utility cart batteries and the tires may need to be replaced. This is an ongoing discussion.

The meeting was adjourned at 8:17 PM.

TM _____

SW Scott Ward

AQ [Signature]

AW [Signature]

DJ [Signature]

AK [Signature]