

**THE REGULAR MEETING OF THE
KNOLLS VILLAGE TOWNHOUSE ASSOCIATION
July 2023 Board Meeting Minutes**

The regular meeting of the Knolls Village Townhouse Association Board of Directors was held on Tuesday July 5, 2023 at the clubhouse at 6:30pm. Present were Board members AJ Quick, Anne Waite, Darcy Johnson, Anne Krause, and Scott Ward. Todd Mata was absent. Marie Kilty recorded the proceedings.

In an announced executive session, the Board discussed a delinquent member account proceeding forward to the attorneys' office for collection. After the executive session ended, the Board reconvened. A motion to move forward with this action was made by Darcy Johnson and seconded by Scott Ward. **The motion passed.**

A motion was made by AJ Quick and seconded by Darcy Johnson to accept the June 2023 Board Meeting Minutes. **The motion was passed.**

Scott Ward reported the account balances for the Reserves and Paint accounts. A motion was made by Scott Ward and seconded by AJ Quick to accept the May Financial Statements as presented. **The motion was passed.**

AJ Quick reported that Dumpster Day was held in June. It was a success.

In October of 2023, three Director positions will be open on the KVTA Board. Anne Krause announced that Anne Waite will Chair the Nominating Committee. Dick Campbell and Tom Zukas will serve on this committee. The election will be held at the Annual Meeting in October 2023 for three Director positions.

Regarding the repairs at the Knolls Village pool, Scott Ward has prepared a timeline for the residents and reviewed this timeline at the meeting. The timeline accompanies these minutes.

Homeowners Forum

Residents in attendance: Kerry Ficklin, Chris Smith, Barbara Stokes, Jennifer Stokes, Carole McKenry, Ann Kingery, Sharyl Whitaker, Jimetta Pyles, Cheryl Scher, Tom and Anita Zukas, Linda Buckmelter, Kae Kemerling, Elisa Mata, Greg and Rose Doi, Kathleen Sutton, Andrea Oatman, Jade Oatman, Amaya Oatman, Rachel MacNair, Ryder MacNair and Jan Vine.

Ann Kingery appreciates the Board. She would like the maintenance staff to continue to trim shrubs in the driveways.

Sharyl Whitaker appreciates the response time when posing a question on the website.

Jimetta Pyles would like to see the cracks in the tennis courts sealed.

Carol McKenry would highly suggest that the tennis courts be replaced.

Linda Buckmelter suggests that the Board post a July update concerning the pool opening on the Black Box.

Elisa Mata discussed the idea of only delivering the newsletter to those who would like it in paper form.

Rose Doi is concerned with the pool opening and asked if the Board is working with the pool maintenance company for a credit and is continuing discussions about the pool closing being extended past Labor Day weekend.

Andrea Oatman would like to see the pool cleaned with more effort once it is opened.

Committee Reports

Technology Committee – AJ Quick provided statistics regarding the views on the new Knolls Village website.

Special Events and Hospitality – Anne Krause announced an Ice Cream party for July 16, 2023.

Swimming Pool --Reported above by Scott Ward.

Architectural Control Committee – Anita Zukas would like an article in the newsletter reminding residents that Tom and Anita will be in back yards looking to see what repairs are needed before painting of the units begins every season.

Community Gardens – Rhonda Hillis, the committee chair, has organized a meet-and-greet for July 15.

Landscaping, Clubhouse, Financial, Tennis/Pickleball, Newsletter Committee - no updates.

Grounds Maintenance

In July, the staff will perform sprinkler system zone checks, sprinkler repairs, lighting maintenance, shrub clearance and containment, pruning, pruning of lower tree branches, weed control in bed areas and additional pool opening preparation if needed.

Warren reported that Aqua Corp. has completed work in zone QS except for some final adjustments. Zone G8 which is being divided into two zones is about half completed. Some changes needed to be made from the original plan for both zones based upon observations when the zones were flagged and observations of operation after installation.

Aqua Corp. has submitted a bid for zone replacement at the Southeast corner of the complex. Warren has asked Aqua Corp. to bid on a larger area and more zones than originally discussed. These are adjoining zones which are best to replace all at once. All of these zones have re-occurring line breaks and coverage problems. Irrigated lawn area will be reduced with the new zones as shown on the map. This zone replacement includes replacement of zones M1, M8, M9 and part of zone M6. Aqua Corp. would be able to start the work upon completion of zone G8 within about one week. **A motion to approve the bid was made by AJ Quick and seconded by Scott Ward. The motion passed.**

Warren has asked Cox Professional Landscape to confirm pricing for the rock work which they previously bid due to additional grading which needs to be done to assure that water drains away from the buildings. Sanchez Maintenance has also looked over the rock bed expansion project and will submit a bid for the work.

Old Business

Anthony Waite was hired as a maintenance staff member. He begins work in the community on July 10, 2023.

New Business

The Board is working on the 2024 Budget.

The meeting was adjourned at 8:28 p.m.