

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

August 2023 Board Meeting Minutes

The regular meeting of the Knolls Village Townhouse Association Board of Directors was held on Tuesday, August 1 2023, at the clubhouse at 6:30pm. Present were Board members AJ Quick, Todd Mata, Anne Waite, Darcy Johnson, and Scott Ward. Anne Krause was absent. Marie Kilty recorded the proceedings.

A motion was made by Scott Ward and seconded by Darcy Johnson to accept the July 2023 Board Meeting Minutes. The motion was passed.

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

Scott Ward reported the account balances on the Reserves.

Scott Ward reports that the clubhouse electrical panel was replaced. The heat pump for the pool has been delivered and installed by Aquaworks. Running a gas line, installing vents for the large pool, etc. are the remaining tasks before the pool can open for the season. Scott Ward has reported that the electrical phase is almost complete. He also mentioned that he is working with Perfect Pools for a credit.

Homeowners Forum

Homeowners in attendance -Sharon Zierk, Darla Allen, Dick Campbell, Amy Garcia, Gabriella Garcia, Yvonne Anderson, Cheryl Sher, Linda Ward, Sue Mizuno, Phil Andrews, Ted Mochwart, Steve Snyder, Rachel MacNair, Greg Doi, Roger Veach, Tom and Anita Zukas

Sharon Zierk is concerned about heaving asphalt. She would like to see more improvements in and around the community.

Darla Allen is concerned that the Board has not been forthcoming about the pool not opening.

Dick Campbell would like to see the heaving step on his front doorstep repaired. He mentioned this to the Board a year ago.

Amy Garcia would like the Board to step up and fix items like heaving payment, etc.

Gabriella Garcia is dissatisfied with the pool not opening.

Yvonne Anderson is concerned with sod being replaced in a timely manner

Cheryl Sher is concerned with Board Members' term limits.

Ted Mochwart is highly concerned with the junk pile and the car with expired license plates.

Steve Snyder is concerned with the cost of the new pool heating equipment. His unit has a limb hanging over the gutters.

Rachel MacNair feels belittled and unheard by the Board, specifically the President.

Roger Veach would like to see more of a community in Knolls Village, like it used to be.

Committee Reports

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

Swimming Pool- Reported above by Scott Ward.

Architectural Control Committee- Anita and Tom Zukas will walk the community in late Aug. and early September. ACC Requests have come in quickly this year. There have been 26 ACC requests so far this year.

Newsletter Committee - Nan Mathews has resigned this position. The Board is looking for volunteers for this position.

Nominating Committee - Three slots will be open on the Board: President, Vice President and Treasurer
Anne Waite chairs this **Nominating Committee**.

Special Events & Hospitality, Landscaping, Clubhouse, Financial, Tennis/Pickleball, Community Gardens- No updates

Grounds Maintenance Maintenance staff: Anthony, Ben and Warren.

Along with routine sprinkler checks Warren and his crew will configure sprinkler zone M5 to cover what was previously covered by a branch of the old zone M6, they will reset heads along walk from zone M7.

Warren reports that Anthony Waite is working out well. Weed control and sprinkler leaks are being worked on.

Aqua Corporation is finishing sprinkler line replacement in the northeast section of the community. **Sanchez Maintenance** has submitted a bid for rock bed expansion. This zone replacement includes replacement of zones M1, M8, M9 and part of zone M6.

Sanchez Maintenance has submitted a bid for rock bed expansion and improvements in areas next to sprinkler zones which have been reconfigured. Cox Professional Landscape also submitted a bid. The Board decided to vote on the Sanchez Maintenance bid as Sanchez is a regular contractor in the community. **Todd Mata made a motion to approve the Sanchez maintenance bid for \$13,500. Darcy Johnson seconded the motion. The motion passed.**

Warren reviewed the trees throughout the complex for needed clearance, trimming, deadwood removal, the removal of two dying trees and pruning for weight reduction to reduce breakage of limbs. **Rushton Tree Service** has submitted a bid of \$8500.00 and **Columbine** submitted a bid of \$9,270.00

Scott Ward made a motion to approve a \$8500 bid from Rushton Tree to continue trimming trees in the community. Darcy Johnson seconded the motion. The motion passed.

Lumen - Quantum Fiber has stopped work for now on conduit installation along private streets owned by the Knolls Village. They request permission to install in ground boxes to terminate the conduit runs which they have already installed along E. Geddes Place, West of S. Knolls Way. Currently the ends of these new conduits are sticking out of the ground. **Lumen - Quantum Fiber** is researching whether or not they have an easement giving them property rights to install their new fiber optic lines along these streets and in the common areas of the Knolls Village. Patrick Daily, the contact at **Lumen** has indicated that it can take months for them to research easements or make a proposal to acquire a new easement. Warren has not found any easement listed for phone lines on the schedule of exceptions attached to the Title Commitments for Knolls West Filings 2,3 and 4. More research of public records may need to be done.

Old Business

None

New Business

Marie Kilty, Accountant, provided the Board with an explanation on the monthly water transfer between bank accounts. Scott Ward, Treasurer transfers funds each month.

A motion was made by Todd Mata to approve the 2024 Operational Budget composed by Scott Ward, Treasurer. The motion was seconded by Darcy Johnson. The motion passed.

The meeting was adjourned at 8:45 PM.