

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

September 2023 Board Meeting Minutes

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

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

**A motion was made by AJ Quick and seconded by Anne Waite to accept the July Financial Statements as presented. The motion was passed.**

Scott Ward reported the account balances on the Reserves.

For the large pool, Scott Ward reports that Aquaworks, the pool equipment installation contractor, is testing a gas line and installing vents. He adds that the electrical phase is almost complete. He is working with Perfect Pools, the pool maintenance company, for a credit.

### **Committee Reports**

**Technology Committee-** AJ reported the website statistics for August.

**Clubhouse-** Robin Stewart will be coordinating the reservations the Clubhouse.

**Swimming Pool-** Reported above by Scott Ward.

**Architectural Control Committee-** Anita and Tom Zukas walked the community recently. They sent 52 letters to the units that will be painted in April of 2024.

**Newsletter Committee -** The Board is looking for a volunteer coordinator for this position.

**Nominating Committee -** Three Board of Director positions are open for the upcoming election at the 2023 October Annual Meeting to be held on Tuesday, October 10th, at 7:30 pm at the Clubhouse. Anne Waite is the committee chairperson.

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

### **Homeowners Forum**

Homeowners in attendance -Darla Norris, Diane Phillips, Ginny Storjohann, Cheryl Scher, Sue Mizuno, Bob Evans, Tim & Terry Tymkovich, Yvonne Anderson, Amy Garcia, Jimetta Pyles, Carole McKenry, Tom & Anita Zukas, Margie Nowick, Jean Oatman, Colleen & Jim Wolstenholm, Anne Kingery, Colleen Thumm and Mark Norris

**Darla Norris** asked if a member of the Board was appointed to the pool heater equipment task and whose responsibility was it to pull the blueprints.

**Diane Phillips & Ginny Storjohann** are concerned with the car and more importantly the metal pile on E. Fremont Pl. **Cheryl Scher** is concerned that the pool will be run by residents.

**Bob Evans** had some questions about the water savings concerning the new irrigation system.

**Yvonne Anderson** is concerned with the landscape project by her unit.

**Amy Garcia** questioned why the pool is filled if it is not opening.

**Margie Nowick** is concerned about the heating of the pool

**Jean Oatman** is concerned about the pool not opening this season. She does not see the need for an outside contractor coordinating the operations of the pool over the summer months.

**Colleen Wolstenholm** asked about replacing the roof on her unit.

**Colleen Thumm** is concerned with the pool being filled during the cold weather, which is incorrect.

**Mark Norris** is concerned about a dues increase that he heard about, which is incorrect.

### **Grounds Maintenance**

Sprinkler system zone check, sprinkler repair as needed, lighting maintenance, pruning of shrubs, pruning of lower tree branches, weed control in bed areas, finish work on sprinkler zone M5, rock bed prep, are the tasks to be worked on in September. Aqua Corp. has completed the contracted zone replacement.

Concerning the rock bed expansion associated with the sprinkler zone replacement, our staff has started bed preparation for rock at 2647 and 2759 E. Fremont Place. Warren believes time will allow for Knolls Village maintenance staff to do the preparation work to expand 4 or 5 of the beds. Warren will work with **Sanchez Maintenance** or **Cox Professional Landscape** to complete the remaining beds and bring in the rock.

Offsets between slabs of sidewalk and raising sunken steps and lifting sidewalks to correct drainage problems are current problems in the community. **A1 Concrete** is able to correct most trip hazards for a lower cost than what it would cost for removal and replacement of sidewalks. Scott Ward proposed an amount of \$20,000 to be provided to **A1 Concrete** and **Quality Rock and Design** for the removal and replacement of concrete slab and the rock work, respectively. **A motion was made by Scott Ward and seconded by Darcy Johnson to accept the amount for this concrete work and rock installation.**

Over the weekend, a large branch broke off of the cottonwood tree, at 2401 E. Geddes Avenue. **Rushton Tree Service** has bid \$1,800.00 to cut down the tree. Stump grinding is not needed. **A motion was made by Scott Ward and seconded by Darcy Johnson to accept this bid.**

### **Old Business**

The annual meeting will be held on October 10, 2023, 7:30pm, where a new set of Board members will be elected.

### **New Business**

The meeting was adjourned at 8:44PM.