

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

November 2023 Board Meeting Minutes

The regular meeting of the Knolls Village Townhouse Association Board of Directors was held on Tuesday, November 7, 2023, at the clubhouse at 6:30pm. Present were Board members Darcy Johnson, Scott Ward, AJ Quick, Tom Zukas, Phil Andrews and Margie Nowick. Marie Kilty recorded the proceedings.

**A motion was made by AJ Quick and seconded by Phil Andrews to accept the October 2023 Board Meeting Minutes. The motion was passed.**

**A motion was made by AJ Quick and seconded by Phil Andrews to accept the 2023 Annual Board Meeting Minutes. The motion was passed.**

**A motion was made by Scott Ward and seconded by Phil Andrews to accept the September Financial Statements as presented. The motion was passed.**

**A motion was made by Scott Ward and seconded by Phil Andrews to send the delinquent account at XXX to the attorney's office for collection proceedings. The motion passed.**

Scott Ward reported the account balances.

### **Committee Reports**

**Technology Committee-** AJ reported that visits to the website for October are down.

**Tennis/Pickleball Court-** The Board discussed installing post-tension courts next year.

**ACC, Clubhouse, Community Gardens, Special Events & Hospitality, Pool, Newsletter- No updates**

### **Homeowners Forum**

Homeowners in attendance – Anita Zukas, Yvonne Anderson, Kerry Ficklin, Sharyl Whitaker, Cheryl Scher, Carole McKenry and Jimetta Pyles

**Yvonne Anderson** would like to see the ability to fill out an ACC form on the website. She mentioned that her insurance company would pay her for paint repair, however the homeowner is not responsible for exterior painting. Anita Zukas, the ACC Chairperson advised her on this matter.

**Sharyl Whitaker** noticed that the garden boxes have not been cleaned out for the season.

**Cheryl Scher** had a question about where the Minutes and by-laws were on the website.

### **Grounds Maintenance**

Weed control in bed areas, tree trimming, pruning of shrubs, monitor sprinkler system, sprinkler zone check, sprinkler repair, rock bed expansion, placement of rock in prepared bed areas, concrete patching, alley light post reset for cable replacement, misc prep for pool winterization, misc re concrete leveling, sidewalk snow removal were the tasks completed October.

**A1 Concrete** ground edges, raised and leveled concrete at the following locations: .2479, 2481, 2493 E. Geddes Pl., 7317,7323,7329 S. Columbine Way, 2605 E. Geddes Ave., 2505, 2515, 2529, 2483 E. Fremont Ct., 2627, 2657, 2667, 2709, 2749, 2750, 2759, 2769 E. Fremont Pl.. The total cost for this work was \$8,575.00

Sand and asphalt cement which bind the aggregate in the asphalt together is wearing away on the surface of many driveways and the two private streets in the complex. Darcy Johnson asked Warren for a cost estimate to repair a driveways.

A furnace technician was called for the furnace in the basement of the clubhouse.

### **Old Business**

Cady Dixon has submitted a garden design project to the Board. Scott is meeting with the maintenance staff tomorrow to discuss various upcoming landscaping projects.

Darcy Johnson discussed Zelle with the Board. She will be the test payer, using Zelle to make her dues payment. Marie Kilty and Darcy Johnson will discuss this further.

There being no further business the meeting adjourned at 8:14pm.