

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

December 2023 Board Meeting Minutes

The regular meeting of the Knolls Village Townhouse Association Board of Directors was held on Tuesday, December 5, 2023, at the clubhouse at 6:30pm. Present were Board members Darcy Johnson, Scott Ward, AJ Quick, Tom Zukas and Margie Nowick. Phil Andrews was absent. Marie Kilty recorded the proceedings.

**A motion was made by AJ Quick and seconded by Darcy Johnson to accept the October Financial Statements as presented. The motion was passed.**

**A motion was made by AJ Quick and seconded by Scott Ward to send the delinquent account, address XXX to the attorney's office to begin collection proceedings. The motion passed.**

Scott Ward reported the account balances.

### **Committee Reports**

**Technology Committee-** AJ reports that the website activity has slowed down.

**Swimming Pool-** The Board discussed closing out business with AquaWorks, by the end of 2023. Xcel Energy will examine the gas meter and respond appropriately to Warren Deutsch.

**Tennis/Pickleball Court- Renner**, a contractor, has submitted a bid of \$233,000 to replace the tennis courts. **Renner** quoted \$165,000 to rebuild one court and to remove the asphalt from the second court. Warren will provide the Board with the other amounts submitted by two other contractors.

**Architectural Control Committee, Clubhouse, Community Gardens, Special Events & Hospitality, Newsletter- No updates**

### **Grounds Maintenance**

Warren Deutsch and Cady Dixon were in attendance. Fence post replacement, tree pruning, lighting maintenance, handrail installation by 2698 E Geddes Place, tile repair in clubhouse showers, pruning, leaf clean-up, snow removal and general maintenance are tasks the maintenance staff will work on in December.

The backflow prevention valve to which the **Sanchez Maintenance** compressor was connected when it overheated and failed will need a seal kit and replacement check valve guide. **Sanchez Maintenance** will provide the parts. Warren will continue to work with them on repairing this item.

Warren submitted a bid from **Colorado Cascade** for \$ 4,250 for replacement of the stop and waste valve at 2648 E. Geddes Place to the Board. Warren expects to have 2 more bids by the January meeting. Warren expects a bid for 2024 concrete replacement from **Quality Rock Designs**. **Quality Rock Designs** will work in the following locations: 2606-46 E. Geddes Avenue, 2655 E. Geddes Pl. , 2554 E. Geddes Avenue., 2607 E. Fremont Place. AJ asked Warren to get a bid for the tennis courts from **Quality Rock Designs**.

Warren would like to see an increase to Ben Grossetete's (a part-time employee) pay rate. The Board will discuss this among themselves at a later date.

### **Homeowners Forum**

Homeowners in attendance – Carol McKenry, Jimetta Pyles

## **Old Business**

The Board discussed Lumen as the contractor who offers fiber optic cable.

Zelle has been working well. Marie discussed that a problem may arise when an address is not provided with the payment and the last name of the payor is not the owner's last name. However, this will be very rare.

There being no further business, the meeting adjourned at 8:35pm.