

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

January 2024 Board Meeting Minutes

The regular meeting of the Knolls Village Townhouse Association Board of Directors was held on Tuesday, January 2, 2024, 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 Darcy Johnson and seconded by Scott Ward to accept December Meeting Minutes

A motion was made by AJ Quick and seconded by Scott Ward to accept the November Financial Statements as presented. The motion was passed.

Scott Ward reported the account balances.

Committee Reports

Technology Committee- AJ Quick reported that 168 people, visited the Knolls Village website in December.

Special Events & Hospitality – This committee needs a coordinator.

Tennis/Pickleball Court- Residents can play pickleball. However, if changes are made to the courts, then pickleball will be disallowed. Ongoing research into this matter regarding the City of Centennial will continue.

ACC – Tom mentioned that Anita Zukas received 68 requests for items.

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

Homeowners Forum

Homeowners in attendance – **Kerry Ficklin, Carol McKenry, Jimetta Pyles, Cheryl Scher and Yvonne Anderson**

Cheryl Scher asked about uncompleted work on the Knolls Village pool. The Board is going to ask the Attorney's office to write/discuss options with Aqua Works., the contractor, for the pool heating equipment.

Yvonne Anderson asked if sidewalk lighting could be provided from the clubhouse to the black box.

Grounds Maintenance

The following work was done by the maintenance staff in December 2023: Shower tile repair, general clean-up, pruning and shearing of shrubs, golf cart battery replacement, handrail installation by 2698 E. Geddes Place, fence post replacement at pool fence, sidewalk snow removal, sanding, salting of icy areas and general maintenance.

Fence post replacement, shrub pruning and shearing, lighting maintenance, additional tile repair in clubhouse showers, leaf clean-up, address sign repair, snow removal are the tasks to be completed in January.

Warren has forwarded a bid from **Colorado Cascade** for replacement of the stop and waste valve at 2648 E. Geddes Place and 2024 sprinkler winterization to the Board. Warren mentioned that he will look at removing the valve with Knolls Village staff. Warren has requested a bid from **Aqua Corp.** for this work.

Warren is waiting for a 2024 bid for concrete replacement from **Quality Rock Designs**. Their bid will include pricing for the following replacement which he believes to be a priority for concrete replacement in 2024:

1. Replacement of most of the main sidewalk, entry walks, steps and sidewalk to Knolls Way in front of building 2606-46 E. Geddes Avenue.

2. Replacement of sections of sidewalk in front and at the corner of 2655 E. Geddes Avenue (additional repair of the front walk at this building should be done by mud jacking.)
3. Replacement of sections of the main walk in front of 2554 E. Geddes Avenue.
4. Replacement of the entry walk at 2607 E. Fremont Place.

A1 Concrete Leveling eliminated offsets and leveled concrete sections at 7390 S. Knolls Way and 2550-74 E. Geddes Place.

No other tennis court builders have responded to written requests for bids. **Quality Rock Designs** will submit pricing tennis court replacement at the Knolls Village.

Rowdy Roddy Painting has submitted a bid of \$85,203.30 or \$1,638.00 per unit. Real Painting Inc. has submitted a bid of \$74,100 or \$1425.00 per unit. There are 52 units to be painted.

Cox Professional Landscape submitted a landscape maintenance bid for 2024. Warren has emailed the Board this bid. Sanchez Maintenance will be submitting a bid for 2024 landscape maintenance as well.\

Scott Ward mentioned that a LUMEN Easement Meeting will be held on January 16th at 6:30pm.

Old Business

The Board is moving forward with a lien on the collection account discussed. The Board discussed the employees' job types, part-time and full-time.

There being no further business, the meeting adjourned at 8:52 pm.

SW _____

DJ _____

AQ _____

MN _____

AW _____

TZ _____