

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

February 2024 Board Meeting Minutes

The regular meeting of the Knolls Village Townhouse Association Board of Directors was held on Tuesday, February 6, 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 AJ Quick and seconded by Darcy Johnson to accept the January meeting minutes. The motion passed.

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

AJ Quick reported the account balances.

Committee Reports

Technology Committee- AJ Quick reported that visits to the website have increased in January.

Special Events & Hospitality – There is an outreach event occurring on Saturday, February 10th.

ACC, Tennis Court, Clubhouse, Community Gardens, Pool, Newsletter- No updates

Homeowners Forum

Homeowners in attendance – Robert Evans and Sharyl Whitaker

Robert Evans is concerned about the pool opening in May. He asked if the Board is reaching out to the attorneys office. Robert asked if the Board has estimates about upcoming projects like the new garage, etc. for the outreach event on Saturday.

Sharyl Whitaker is concerned about trees in the neighborhood.

Grounds Maintenance

Shower tile repair general clean-up, pruning and shearing of shrubs, sidewalk snow removal, sanding, salting of icy areas, shoveling of parking areas between cars, edging repair, wooden step repair and replacement are the tasks to be completed in January. Shrub pruning and shearing, lighting maintenance, cleanup, wooden step rail post replacement, snow removal, general maintenance will be completed in February.

Maintenance and repairs to pavement in the community will continue. Regarding the tennis courts, no tennis court builders have responded to written requests for bids.

The Board discussed removing trees in the neighborhood, based on Robert Evans' concerns. **A motion was made by AJ Quick and seconded by Scott Ward to accept the amount of \$10,000 to spend on tree removal with a contractor.** Eden Tree and Rushton Tree Service have submitted bids to the HOA. The contractor will be determined.

Regarding lawn maintenance, Warren has submitted a bid to the Board from **Zamora's Lawn care LLC** and **Sanchez Maintenance**.

Rowdy Roddy Painting will be contacted by Warren for a bid on the annual painting of the townhomes, as an alternative to **Real Painting**.

Old Business

Lumen Easement is not going forward. The Board is considering contacting the Attorney concerning damages.

The Board discussed receiving a bid for the tennis court replacement.

There being no further business, the meeting adjourned at 9:21 pm.

SW _____

DJ _____

AQ _____

TZ _____

MN _____

AW _____