

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

March 2024 Board Meeting Minutes

The regular meeting of the Knolls Village Townhouse Association Board of Directors was held on Tuesday, March 5, 2024, at the clubhouse at 6:30pm. Present were Board members Darcy Johnson, AJ Quick, Tom Zukas and Margie Nowick. Scott Ward and Phil Andrews were absent. Marie Kilty recorded the proceedings.

A motion was made by AJ Quick and seconded by Tom Zukas to accept the February meeting minutes. The motion passed.

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

AJ Quick reported the account balances in the General Reserves.

Committee Reports

Technology Committee- AJ Quick reported that visits to the website decreased in February.

Special Events & Hospitality – There is an outreach event occurring on Saturday, March 16th.

Tennis Court – For now, the cracks on the tennis courts will be filled. The Board will continue to watch the City of Centennial guidelines surrounding pickleball.

ACC – Members of this committee are Tom and Anita Zukas, Marjorie and Ken Nowick, Lori Reece, Kim Phillips, Anne Waite, Gay Campbell, Mary and Lou Berlin, Carol McCall, Sharyl Whitaker, Tiffany Aweeka, and Karen Hannon.

Community Gardens – Lori Reece has reached out to previous plot holders to inquire if they would like to reserve a plot for this spring. The fees for the plots will be the same as 2023.

Newsletter - This position is open. The Board will discuss paying an individual to process the monthly newsletter. The Board will discuss further whether a newsletter is worth the time and effort.

Pool, Clubhouse - No updates

Homeowners Forum

Homeowners in attendance: Ann Winterbottom, Lori Reece, Kim Phillips, Tiffany Aweeka

Ann Winterbottom asked about the issue of resurfacing the tennis courts or whether the renovation of the tennis courts will continue.

Tiffany Aweeka encouraged the Board to get the 'word' out regarding needing future volunteers.

Old Business

Final gas connection for the pool will be on March 11th. Vent installation at the pool will occur.

Sanchez Maintenance will be the landscaping contractor for the 2024 season. A contract is pending.

A motion was made by AJ Quick and seconded by Anne Waite to accept the \$9000 for crack filling the tennis courts.

New Business

Replacement of external electrical panels in the common area was discussed. AJ Quick and Warren will work together to receive bids.

Grounds Maintenance

Finish winter pruning and shearing, lighting maintenance, cleanup, connect winterized pool equipment, dig out stop and waste valve by 2648 E. Geddes Place for valve replacement by plumber, snow removal are the tasks to be worked on in March.

Colorado Pavement Solutions is preparing a bid for concrete and asphalt replacement work as listed in Warren's last report. **Altitude Athletic Surfaces** responded to a request for pricing to crack fill the tennis courts and provide budget pricing for tennis court replacement. The Board has received this bid.

Rushton Tree Service removed 5 trees today. Darcy Johnson recommends taking down a tree at 7340 S. Knolls Way.

Three people are interested in pool monitor positions for the 2024 season, according to Warren.

There being no further business, the meeting adjourned at 9:07 pm.

DJ _____

AQ _____

TZ _____

MN _____

AW _____