

BOARD OF DIRECTORS' REGULAR MEETING
THE KNOLLS VILLAGE TOWNHOUSE ASSOCIATION
April 2024 Board Meeting Minutes

The regular meeting of the Knolls Village Townhome Association Board of Directors was held on Tuesday, April 2, 2024 at the clubhouse at 6.30pm. Present were Board members Scott Ward, AJ Quick, Phil Andrews, Tom Zukas, Margie Nowick. Darcy Johnson was absent. Phil Andrews recorded the proceedings.

A motion was made by Margie Nowick, and seconded by AJ Quick to accept the minutes of the March meeting. The motion passed.

A motion was made by Margie Nowick, and seconded by AJ Quick to accept the financial report. The motion passed.

AJ Quick reported the account balances in General Reserves and Paint Fund.

Scott Ward handled a discussion of current FDIC insurance standards.

Committee Reports

Technology Committee: AJ Quick delivered the Technology report, reporting there were 230 website visitors, of which 32 people viewed the "Back Gate" online. There were 12 emails and 12 voicemails received in the preceding month.

Special Events & Hospitality: Scott Ward updated that there is currently no leadership, though Marilyn Heinle is managing the club house reservations through June. The club house electrical panel is scheduled for replacement on April 11.

Swimming Pool: Scott Ward updated that the gas line is due to be installed at 8am on 4/3. Over the next 4 weeks the Pool function would be thoroughly tested, though water heaters are the only element that has yet to be tested. A final test is needed at the end of April. The pool will open this year, though at the time of the board meeting out of an abundance of caution no final date has been given.

Tennis & Pickleball: Scott Ward updated that the contract to fill cracks in the existing court had been signed, and would be completed in due course.

Gardens: Lori Reece updated that 63% of last years' gardeners have returned (31% have been paid for so far), 10 people have not yet been in contact and it was agreed that it was not an obligation but Lori would follow up with a call. Discussion was held regarding an older set of rules that once existed, and a contract that exists with South Suburban Parks & Recreation. The board will pursue a copy of the contract with SSPR, meanwhile a fresh set of rules will be arrived at.

Architecture: Paint report was attached as an appendix to the Board meeting, Tom Zukas reported on behalf of Anita Zukas. Power washing has commenced for this year's painting schedule.

Newsletter: Nan Matthews was issued sincere thanks by all present for returning to her role leading the Back Gate newsletter. Terri Tymkovich was thanked for her service.

Homeowners Forum

There were 6 total home-owners in attendance, the following individuals had discussion points to make not otherwise captured in the minutes:

Ann Kingery, discussed who was taking minutes for the meeting, the board clarified the Secretary would take the minutes. Anne further discussed the proposed location of the new maintenance garage, realizing that the project was now on hold she was happy to defer her discussion on the matter. She also asked that the board construct a 5-year plan for the organization. Finally, she raised the issue of the condition of the perimeter fencing and front entrance. In follow up, she also reminded the board to respond to letters as well as emails and phone calls.

Debby Kawagai, spoke to raise further concern regarding the proposed garage site and likewise was not aware that the plan was on hold just now. In expressing sincere gratitude for the KVTA maintenance team, she did request that consideration was given for equipment to be stored as far from housing as possible.

Sheryl Whitaker; spoke to inquire about Pool monitoring for the year. It was clarified that this year we will revert to monitors being employee of KVTA and were currently being sought. Later, a discussion ensued

Maintenance Update

Warren Deutsch updated the group via the appendix maintenance report provided. In addition, a discussion was held regarding the current status of tree recovery from the recent storm which is at a cost of \$275 an hour and is nearing completion. A discussion was also held regarding the need for use of a parking spot and power for painting schedule; it was agreed a spot near the club house was appropriate due to the need for power.

Old Business

Lumen – AJ Quick updated on the latest discussions with respect to Lumen's infraction on KVTA property.

Painting – It was raised that individuals need to be reminded to clear their backyards, particularly of breakable goods, prior to painting.

New Business

None

Meeting adjourned at 8.02pm, Motion by Phil Andrews, seconded by Margie Nowick.