

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

May 2024 Board Meeting Minutes

The regular meeting of the Knolls Village Townhouse Association Board of Directors was held on Tuesday, May 7, 2024, at the clubhouse at 6:30pm. Present were Board members Darcy Johnson, AJ Quick, Tom Zukas and Scott Ward. Phil Andrews and Margie Nowick were absent. Marie Kilty recorded the proceedings.

A motion was made by AJ Quick and seconded by Scott Ward to proceed with a judicial foreclosure on a known resident account that is currently at a collection status.

A motion was made by AJ Quick and seconded by Anne Waite to accept the April meeting minutes. The motion passed.

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

AJ Quick, Treasurer, reported the account balances in the General Reserves and the Paint account balance.

Committee Reports

Technology Committee- AJ Quick reported on visits to the Knolls Village website .

Special Events & Hospitality – The Coordinator position is open.

Pool – The pool is being filled with water. The pool opens on May 24th. Warren reports that the pressure discharge valve is the last thing to work on at the pool, so that the pool will open on time.

Tennis Court – Scott Ward will sign the current contract so that crack filling can proceed.

Community Gardens – Lori Reece has reported that all the plots are full. There will be a ‘meet and greet’ for gardeners upcoming.

Newsletter, Clubhouse, ACC – No updates.

Homeowners Forum

Homeowners in attendance: Scott Arnold, Ann Kingery, Carol McKenry, Jimetta Pyles, Reece, Kim Phillips, Julie Kafcas, Kerry Ficklin, Sharyl Whitaker

Scott Arnold reported that he has been attacked by a white dog in the neighborhood. This dog is a repeat offender and has allegedly attacked other residents. The HOA Board has reached out to the attorney’s office concerning this matter and the attorney’s office has guided the homeowner to report this incident to animal control. This became a much larger discussion about safety in the community. All parties agreed that there should be a place in the newsletter addressing this issue.

Ann Kingery handed out a memo and photographs to the Board concerning the appearance of the neighborhood.

Sharyl Whitaker is concerned with weed control. Warren answered that this season a more safe/organic product is being used.

Grounds Maintenance

Cady and Ben of the maintenance crew are involved in tree trimming, broken branch removal, deadwood removal, review work for **Rushton Tree Service**, weed spraying, locating additional cable faults needing repair (to restore power to entry lights), painting project monitoring, etc.

Tree trimming, lighting maintenance, preparation for pool opening, weed spraying, sprinkler activation and other general maintenance are the tasks planned for the crew for May. **Rushton Tree Service** will be in the community trimming trees for one more day. Warren is planning to rate the oldest driveways for repair prioritization. Dumpster Days will be June 14th, Friday and over the weekend. Waste Management will pick up the dumpsters on Monday, the 17th.

Old Business

The Board approved a settlement with Lumen.

New Business

Marie Kilty spoke briefly about the new sick leave policy. The Colorado Healthy Families and Workplaces Act (HFWA) - *An employer must provide 1 hour of accrued, paid leave per 30 hours worked, up to 48 hours per year. Accrued paid sick leave can be used for a wide range of health and safety needs.*

There being no further business, the meeting adjourned at 8:36pm.