BOARD OF DIRECTORS’ REGULAR MEETING  
THE KNOLLS VILLAGE TOWNHOME ASSOCIATION  
June 2024 Board Meeting Minutes

Online Draft – Finalized and Approved Minutes are available at the KVTA Clubhouse.

The regular meeting of the Knolls Village Townhome Association Board of Directors was held on Tuesday, June 4 at 6.30pm. Present were board members Darcy Johnson, Anne Waite, Margie Norwick, Phil Andrews, AJ Quick, Tom Zukas and Scott Ward. Phil Andrews recorded the proceedings. No Board members were absent.  
  
**A motion as made by Anne Waite, seconded by Darcy Johnson to accept the minutes of the May meeting. Motion passed.  
  
A motion was made by Tom Zukas, seconded by Phil Andrews to approve the Financial reports. Motion passed.**A question was raised by Margie Norwick about the % used of some of the areas of the budget, the Treasurer (AJ Quick) explained that the budget is made on an accrual basis so this is anticipated expenditure since it is measured against year-to-date expense.  
  
AJ Quick (Treasurer) delivered the treasurer’s report inclusive of current paint and reserve balances. The Chair commented it is the healthiest financial situation for the Association that he can remember.  
  
**Committee Reports**  
**Technology – AJ Quick**  
Website increased traffic due to the Pool and Tennis Courts opening. 22 calls, and 13 emails, increasingly getting calls from outside of our HOA.

**Special Events & Hospitality – Open**  
No report filed.

**Clubhouse – Marilyn Heinle**  
No report filed.

**Swimming Pool – Hours of operation 9:00 AM to 8:00 PM (9-10 Adult Only)**Pool is open!  
  
**Tennis / Pickleball - Open**

Position is open.  
  
**Architectural Control – Anita Zukas**

See attached report. A record number of issues have been reported, but that is in part to an engaged committee and multiple issues were referred to Warren for fixture.  
  
**Community Gardens – Reece and Kim**  
All taken and paid for, Garden party on 6/1/2024. Marie has made signs for different boxes which has enhanced the experience. Water to the gardens has been fixed as of 6/3. A thanks to the maintenance team.

**Newsletter**Latest edition delivered over the weekend of 6/1/2024. A discussion was held regarding the use of the “Community Alert” area around if they are used for the Board to synthesize information to the community, or if it was for community to community use. It was agreed that community should bring issues to the board and the board write the community alert areas.

It was agreed that the alert should be about high level precautions and resources for residents rather than specific incidents or actions.  
  
**Maintenance**Warren Deutsch delivered a detailed report, and a discussion was held specifically on landscaping.

**Homeowners Forum**

**Homeowners in Attendance:** Kerry Ficklin, Ann Kingery, Reece, Kim Phillips and Yvonne Anderson.  
  
**Yvonne Anderson** – Is there a policy on what goes in the newsletter and what doesn’t. There is not, it is agreed on a month-by-month basis between the editor (Nan Matthews) and the Board, more recently it’s changed from the President and the Editor to the Board and the Editor. A concern was raised around potential political elements that might be desired to be included, in return it was highlighted that Colorado law prohibits

A story was shared about a good story that happened around an individual who kindly fitted a new faucet for a resident. It was a great item to share in the newsletter.  
  
A suggestion was raised regarding a “Did you know?” section around KVTA policies and local Centennial ordinances.   
  
**Reece & Kim** – Spoke about an incident in the Gardens where an individual was irate and aggressive with respect to the Water; and asked that a sense of decorum be maintained.   
  
**Anne Kingery** – Presented to the Board a blown up map to assist in understanding where in the HOA we are talking about and a board roster to make it clearer for the Residents. The Board expressed its’ gratitude.

Reminder in general about general non use of the area for Commercial purpose.  
  
**Old Business**Lumen Easement – Waiting on receipt of check from Lumen to close out the case.

Tennis Court Crack Fill Progress / Rowdy Roddy Painting Progress

Open Committee Positions Tennis Hospitality

**There are open Board positions, please submit names before August 31**A robust discussion was held about the need for more volunteers and community engagement.

**Electrical Panel Upgrades**  
 - June 16 or 17 the Electrical Panel will be upgraded per AQ.

**New Business**

None

**Meeting Adjourned at 9.30pm**