

**BOARD OF DIRECTORS REGULAR MEETING  
THE KNOLLS VILLAGE TOWNHOME ASSOCIATION  
July 2024 Board Meeting Minutes**

The regular meeting of the Knolls Village Townhome Association Board of Directors was held on Tuesday, July 02 at 6.30pm. Present were board members Darcy Johnson, Margie Nowick, Tom Zukas and Scott Ward. Scott Ward recorded the proceedings. Board members Anne Waite and Phil Andrews were absent.

**The June Board Meeting Minutes were tabled as there was confusion that they were already signed.**

**A motion was made by Tom Zukas, seconded by Margie Nowick to approve the May Financial Reports. Motion passed.**

Scott Ward delivered the treasurer's report inclusive of current paint and reserve balances. The President commented it is the healthiest financial situation for the Association that he can remember.

**Committee Reports**

**Technology – Open Position**

No report filed.

**Special Events Hospitality – Open Position**

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**

The report included an announcement that Committee Chair Anita Zukas is stepping down. Committee members are being contacted regarding taking over the Chair position. 22 issues are being followed up by the committee. The next committee meeting is 28 August 2024 at the Clubhouse at 6:30 PM.

**Community Gardens – Reece and Kim**



The Community Gardens wish to thank the maintenance team members Warren and Cady for replacing the water faucet. All gardens are taken and some are producing results.

#### **Newsletter – Nan**

The latest edition of the Newsletter was delivered on 02 July and includes an announcement for a Free Paint Recycling Event on July 20 at the Arapahoe High School parking lot. Items not accepted include spray paint, paint thinner, solvents, cleansing agents, adhesives, roof patch, drywall mud, driveway and roof sealer.

#### **Maintenance**

Warren Deutsch advised on tasks that were performed during the month of June 2024. A discussion of the concrete sidewalks in need of replacement including 2606-46 EGP 2554 EGA and 2607 EFP. It was voted on to set aside \$25,000.00 for sidewalks, a reserve expense. Tennis Court crack fill is ongoing, Warren will contact Altitude Athletic Surfaces about scheduling.

### **Homeowners Forum**

**Homeowners in Attendance:** Bob Evans, Yvonne Anderson, Anne Krause, Ann Kingery

**Bob Evans** - reminded the Board Treasury Bills are a viable option for holding reserve funds until needed.

**Yvonne Anderson** – Asked questions about a Board position.

**Anne Krause** – Advised the Board that our maintenance team is due respect.

**Ann Kingery** – Ann said she had her question resolved by talking with Warren Deutsch.

#### **Old Business**

Lumen Easement – still awaiting a check from them.

Rowdy Roddy Paint – the last building is being finished this week.

#### **New Business**

Technology Plan - there was a discussion that going forward the Board will need to implement a new technology plan. This is an ongoing discussion pending an assessment of where we are presently.

**The meeting was adjourned at 8:15 PM.**



SW Scott Ward

MN Margine Navide

DJ [Signature]

TZ [Signature]