

## BOARD OF DIRECTORS REGULAR MEETING

### THE KNOLLS VILLAGE TOWNHOME ASSOCIATION

#### June 2025 Board Meeting Minutes

The regular meeting of the Knolls Village Townhome Association (KVTa) Board of Directors was held on Tuesday, June 03 at 6.30 PM. Board members present were Margie Nowick, Tom Zukas, Yvonne Anderson, Jennifer Stokes. Members not present were Chrissy Krumholz and Phil Andrews. Scott Ward recorded the proceedings.

Committee Members present: Kim and Reece Garden Committee; John Bringenberg ACC.

May Board Meeting Minutes were presented, signed and Approved, Jennifer Stokes moved and Tom Zukas seconded.

The Delinquency Report was received and reviewed via e-mail by all Board members present at this meeting. Marie is working with the attorneys regarding the one homeowner in collections.

#### **Homeowners Forum:**

Community members in attendance were: Ken Nowick

Yvonne Anderson brought up the daily opening and closing of the pool due to weather.

Yvonne Anderson also brought up the garden close to 2709 E Fremont Place. Iris plants have been removed and there are no replacement plants. Jennifer Stokes, who has previously cared for the garden, advocates to sod the area.

Reece brought up the special parking pass needed for “parking during school days during the hours of 7am- 3pm on S Knolls Way, south of East Geddes Ave intersection. The Board investigated and found the parking is within the Arapahoe High School Parking District, which requires a parking permit from the city during school days and hours and encompasses both sides of S Knolls Way south of the East Geddes Avenue intersection.” Reece advocated the pass remain in place due to safety concerns. Margie Nowick states “she is in contact with the city of Centennial. There is a planned review of the Arapahoe H S Parking District, hopefully in 2026.” Warren offered that previously high school students contributed a lot of trash. No decision regarding parking will be made until the City’s evaluation is complete.

Tom Zukas is asking if our maintenance staff has tasks that volunteers could perform? Such tasks as weeding and painting steps. Warren Deutsch responded that snow removal from the north facing sides of garages on the garage apron is the homeowner responsibility. Maintenance staff have fulfilled this responsibility for a few homeowners. Also, homeowners are able to take care of their front bed areas such as weeding.

John Bringberg asked about a semi-annual community work day for volunteers to clean up around our property. A short discussion of the idea ensued.

### **Treasurer's Report - Jennifer Stokes.**

On May ninth the certificate of deposit at Chase Bank came to the end of term. The money was rolled into a four month CD that is earning 3.92 percent. The interest collected from Chase was moved to the reserve account at FirstBank. Jennifer then shared the balances in various accounts. The next FirstBank timed account will mature in September.

Yvonne asked Warren about Painting progress, paid in full. Monies will be moved from the paint fund.

There had been a meeting between Marie Kilty, Jennifer Stokes, and Yvonne Anderson to synchronize the expense titles, Yvonne reported.

### **Committee Reports:**

#### **Technology – Anne Waite and Jennifer Stokes**

Jenn states there is a meeting next week with Infront. These meetings will occur monthly going forward. The web site is being cleaned up and coded for simplification.

#### **Special Events Hospitality – Yvonne Anderson**

Yvonne discussed and advised there are several special purpose events suggested. Such as Meet the Board, volunteer opportunities, BBQ, Pool Party, various speakers and vendor show-and-tell. There was a discussion on various topics.

#### **Clubhouse – Marilyn Heine**

Jennifer Stokes reported over the last several months there was one usage of the Clubhouse. It was advised that there were requests for Clubhouse usage that involved alcohol. At this time there is a strict no alcohol policy during Clubhouse occupation. In the future that may come under discussion and rules changed.

### **Tennis / Pickleball – Yvonne Anderson**

Not much has changed. A meeting with Renner was cancelled due to sickness. The subject of cracks was brought up. Tennis Court companies do not warranty for cracks. A list of previous Renner projects is being reviewed for site visits. Liability, workers' comp and County building permits wording is missing from the proposal need to be added. A discount on the final pricing was requested.

A pool robot has been donated to the community that may save an hour a day from cleaning.

### **Architectural Control Committee – John Bringenberg**

John submitted a printed report to the Board. The ACC Report contains a summary of the most recent walk and the first five months of 2025. The Spring Walk revealed Warren's help was requested for a few items. Thirty-seven Advisory Letters went out along with thirty-three Compliance letters. If there are escalations from these letters the ACC will call individuals. 124 issues this year include improvement requests. And there was further discussion. It was advised to create an ACC Welcome Letter letting new homeowners be advised the purpose of ACC.

### **Community Gardens – Reece and Kim Phillips**

The Garden Community event turned out well. Last year six nozzles were purchased and were broken. Now there is a coupling on the end of the hose.

### **Newsletter – Nan**

No Report

### **Major Projects-**

Yvonne Anderson advised the 2026 budget will begin working on by the Board on July 15. Once that effort is made we will be able to evaluate if a dues increase is necessary. It looks possible a small increase will be needed.

Board positions are available for less than the full three-year term. Those who may not be able to commit for a full three year term the open positions are ready to be filled. Yvonne Anderson advised we are looking for committed members to fill the Board.

## **Maintenance- Warren**

Warren Deutsch advised DES Pipeline is waiting on a piece of equipment, a transporter for the camera. This will make the job work smoother for them. Warren believes they may finish the job this month.

One homeowner replaced the sewer under their basement slab due to back-ups.

Warren advised Metro Pavers was unable to perform the contractual crack fill due to the lateness of the season. He fully discussed the crack fill as needed with some cracks over an inch wide. The project is based on tonnage with one ton priced at \$4,795 installed. Crack filling this year may require more than two tons of material.

Yvonne Anderson requested Warren and staff prioritize a list of work that needs to be accomplished on the limited budget for 2025.

Warren discussed with the Board Waste Management and their practices.

Warren advised on pool monitor staffing. At the end of the season we may need a new monitor.

New Business was contained in the previously recorded information

The meeting was adjourned at 8:01 PM.