

BOARD OF DIRECTORS REGULAR MEETING

THE KNOLLS VILLAGE TOWNHOME ASSOCIATION

May 2025 Board Meeting Minutes

The regular meeting of the Knolls Village Townhome Association (KVTA) Board of Directors was held on Tuesday, May 06 at 6.30 PM. Board members present were Margie Nowick, Tom Zukas, Yvonne Anderson, Jennifer Stokes. Members not present are Chrissy Krumholz and Phil Andrews. Scott Ward recorded the proceedings.

The first item of discussion was Board Positions: Anne Waite has resigned as President but will continue as head of the Technology Committee. Yvonne Anderson has taken the position as President. Jennifer Stokes is fulfilling the position as Secretary / Treasurer. Margie Nowick will continue as Vice President. Tom Zukas is head of Capital Improvement Projects.

April Board Meeting Minutes were signed and approved at this time.

A Review of Delinquencies was tabled.

Homeowners Forum

Community members in attendance were: Olivia Bechtel, Marilyn Heinle, Sharon Thwaites, Reece, Kim Phillips, Dick Campbell, Dana Dixon, John Bringenberg, Rae Stafford, Anne Krause, Carole McKenry.

Olivia Bechtel, there will be no patio tour this year. There is an issue of permit parking only signs on S Knolls Way. The signs are very old and may have out-lived their usefulness. It was suggested they may need to be removed.

Sharon Thwaites is asking for the status of Cady Dixon's employment.

Dana Dixon reported Cady needed clarity on status. Cady is in the Aegean Sea on an archaeological dig she attended seven years ago. Cady had no vacation for nineteen months.

Marilyn Heinle is asking for Warren Deutsch's status.

Dick Campbell advised he is offering to replace the Board Member who resigned.

Financial Review is tabled due to incorrect figures on the report.

Treasurers Report from Jennifer Stokes, there is a CD coming due this coming Friday and another one in September.

Committee Reports

Technology – Reported by Jennifer Stokes

Jenn states Infront now has all responsibilities for the web site. The services include maintenance uploading Minutes and Newsletter. Infront will correct mistakes, punctuation and spelling. Anne Waite will continue as head of the Technology Committee.

Special Events Hospitality- Open Position

No report.

Clubhouse – Marilyn Heine

Jennifer Stokes reported her sister, Ann McHugh, is able to take reservations for the Clubhouse Committee from July through December this year. That is a very long time and she will not continue into 2026.

Tennis / Pickleball- Open Position

Jennifer Stokes' conversation with Centennial and John Bringenberg's conversations and written documentation with Centennial regarding court layout does give approval for continuing pickle ball. The Reserve Study initially reported tennis court replacement was at \$500,000. This was corrected by the third and most recent version. The Renner proposal is for an overlay replacing everything as is. Windscreens are an option as are portable pickleball nets. If we wait until 2026 Renner has given a bid for next year at 2025 prices for refreshing courts nets, fencing, and court surfaces. The contract with Renner is being forwarded to our legal counsel for approval, that may take a week. With a signed contract the refresh will start on April 01, 2026.

The City of Centennial has given written approval for the tennis court refresh.

It was moved by Jennifer Stokes and seconded by Tom Zukas to replace the tennis courts for \$238,910. The vote was unanimous in favor.

Architectural Control Committee- John

John Bringberg advises ACC requests this year are for routine items, roofing and front railing. There are 35 requests total. The ACC Committee has met and the walk is set for May 04 to May 18. Advisory letters are set to be sent on May 25.

Community Gardens – Reece and Kim

All plots are taken and people have begun to plant. A garden party for the group will be held on May 17.

Newsletter – Nan

Margie Nowick reported the next deadline for Newsletter submission is on May 29.

Maintenance- Warren

Warren Deutsch advised the first day sewer cleaning had an equipment issue that will be resolved. Sewer inspection / cleaning is ongoing.

Building painting is another project in progress. Some workmanship issues have been noticed and are being resolved.

Homeowner maintenance was discussed and noted increased communication is needed.

An issue with kick-out flashing in regards to roofs especially when replaced.

Dumpster Days are scheduled for dumpster arrival on Friday June 13 and will be picked up on Monday June 16. There will be four dumpsters. A blurb for the newsletter containing the rules will be forwarded to Nan.

Pool Opening is tentatively scheduled for Friday May 23.

The meeting was adjourned at 7:51 PM.