

KVTA Board of Directors Meeting Minutes
January 6, 2026 | 6:30pm | Clubhouse

Meeting Called to Order: 6:32 p.m.

1. Approval of Previous Minutes

- December 2025 HOA meeting minutes approved.
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2. Homeowners Open Forum

- Ann Winterbottom - plumbing issue over the holidays, and remarked how fortunate we are to have Warren and his crew who stepped in and helped.
 - John Bringenberg - interested as a volunteer supervisor for the tennis court project.
 - Scott Ward - also interested in supervising the tennis court project.
 - Sheryl Whitaker - Metzler - interested in BBQ planning.
 - Ken Nowick - nothing at this time.
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3. Financial Review & Treasurer's Report – Jennifer

- Financials - approved November and October
 - 1 of 3 CDs from Schwab matured in December, interest transferred to the Reserve account. Purchased a new CD maturing in March 2026. The other CD will be maturing in February.
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4. Committee Reports

A. Technology – Reece

December Statistics

- Phone calls: 8 (-3 from last month)
- Volunteer forms: 1, but it was a test
- Contact Us forms: 5 (-7 from last month)
- Site views: 528 (-42%)
- Site viewers: 213 (-34%)
- Top 3 pages viewed: Contact Us, Documents, Backgate Newsletter.

Past focus: Updates to site: 2026 Budget, 2026 Reserve Study.

Additional Items

- Jennifer and Reece will touch base before the contract ends in March to ensure our needs are met.
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B. Special Events & Hospitality – Yvonne

- Due to many BBQ committee members not available for the planning meeting scheduled for Jan. 8, 6:30-8:00 pm; the meeting may be rescheduled. Yvonne will contact the group directly.

C. Clubhouse Cleaning

- Cleaned quarterly for the last ten years (2014-2024).
 - New cleaning frequency: 3X/year and @ \$100.
 - Will post an ad in the February Backgate newsletter.
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D. Architectural Control Committee (ACC) - John

- Requests : +2 from last month

- Escalations: 9
 - Next steps: Spring meeting and walk in the April/May time frame.
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E. Gardens – Reece & Kim

- Wood repair estimated \$500.
 - More to come; will approach replacement conservatively.
 - Discussed the option to increase the cost to rent a plot.
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F. Newsletter – Kim

- January corrections:
 - **Pool opening: May 22**
 - **Time of the ice cream social is tentative.**
 - There is **NO bookclub* in January**. Note that Olivia sent emails indicating the same to regular participants of Book Club, based on Margie Nowick's email update.
 - Next bookclub: Feb. 19, 5:00 PM at Anne Wormley's home, 2797 E Geddes Avenue. The book being discussed is "James", winner of the Pulitzer Award by P. Everett. Copies of the book are available at Olivia Bechtel's patio. Please call Olivia with questions, comments @ 720-855-1385. Note this information has been verified with Olivia and Anne W. and will be included in the February issue of the Back Gate.
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5. Maintenance – Warren & Cady

Work Completed – December 2025

- Collected pine needles and general debris throughout the community
- Performed winter pruning
- Completed lighting maintenance
- Painted step edges and curbs to improve visibility
- Excavated and backfilled area for water supply line repair at 7347 S. Columbine Way
- Installed holiday lighting
- Cleared snow from sidewalks and walkways
- Applied ice melt and sand as needed
- Performed snow blower maintenance
- Primed, installed, and painted a handrail at 2594 E. Geddes Avenue
- Braced fencing along University Boulevard
- Dug holes for additional fence posts
- Mapped sewer line defects
- Met with contractors to obtain repair bids for the sewer mainline between KW3-4 and KW3-3

Planned Work – January 2026

- Locate and investigate a water leak at 7350–60 S. Knolls Way
- Set new fence posts along University Boulevard
- Remove holiday lighting
- Continue step edge painting
- Brace and/or install new posts for the wooden step handrail in front of 7362 S. Columbine Way
- Perform snow removal as needed
- Continue ongoing pine needle and debris collection
- Continue winter pruning and general maintenance tasks

Grounds Maintenance Proposal – 2026

- Eminent Professional Grounds Services has submitted a proposal for 2026 lawn maintenance and sprinkler winterization.
- The proposal includes routine mowing and grounds care, seasonal services, and additional unit-based services.

- Several items in the proposal require clarification and may impact the final scope or seasonal cost.
- Questions have been sent to the Account Manager, and follow-up is pending.

Sewer System Inspection and Repairs

- Defects identified in the 2025 sewer system video inspection have been mapped for Filings 2 and 3.
 - Mapping work is currently underway for Filing 4.
 - A sewer line between manholes KW3-4 and KW3-3 has an offset coupling and requires near-term repair.
 - Two repair bids have been received, with an additional bid expected.
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6. Old Business

- AC for Clubhouse: Warren will schedule the inspection. Cost estimated @ \$200-300 per unit.
 - Reminder: New HOA payment beginning in January: \$225
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7. New Business

- Centennial Community Improvement Grants:
 - Ideas for the grant: BBQ picnic, median entrance on Geddes, tennis courts, complete the meditation garden
 - Reece will attend an informational meeting for city grants. Discussion will follow to determine next steps. Feb 10 or 12.
 - Waste management
 - Warren stated that WM use of cameras to upcharge for containers that are too full should not affect our contract.
 - Each household is allotted two recycle and two trash bins.
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8. Closing

- Tom Zukas closed the meeting with two jokes.
- Meeting adjourned: 8:15 p.m.