

**BOARD OF DIRECTORS' REGULAR MEETING
THE KNOLLS VILLAGE TOWNHOUSE ASSOCIATION**

The regular meeting of the Knolls Village Townhouse Association was held on Tuesday, October 5, 2021, at 6:30 p.m. in the clubhouse. Present were Board Members: David Kaiser, Barbara Stokes, Cindy Kiel, Darcy Johnson and Kathleen Sutton. Anne Krause and Joe Johnston attended via Zoom. Marie Kilty recorded the proceedings.

The September 2021 Minutes were reviewed and a motion to approve was made by Barb Stokes and seconded Darcy Johnson. The motion passed.

The August financial statements were reviewed and a motion to approve the August financial statements was made by Joe Johnston and seconded by Barb Stokes. The motion passed.

COMMITTEE REPORTS

Website – No updates.

Special Events – No updates.

Clubhouse – Four events were held in the Clubhouse in September.

Swimming Pool –The HOA will have a preliminary set of plans by tomorrow from the pool equipment replacement contractor.

Tennis/Pickleball Courts – No updates.

Architectural Control Committee – The paint letters were mailed to owners about the exterior painting to be done in March 2022.

Community Gardens – Judy will send out letters for garden plot owners to clean out their plots by the end of October.

Newsletter – No updates.

Treasurer's Report – Joe Johnston reported the Reserve account and the Paint Reserve account balances on October 4, 2021.

HOMEOWNERS FORUM

Residents present: Linda Ward, Dick Campbell, Wil McCammish, Kerry Ficklin

Grounds Maintenance –Lighting maintenance, sprinkler repair, bridge painting, weed spraying, pruning and follow up work after concrete replacement were some of the tasks performed by the crew in September. Lighting maintenance, weed control, sprinkler maintenance, bridge painting, front bed landscaping are the tasks planned for October.

Quality Rock Design has finished sidewalk replacement at 2545 E. Fremont Ct. and concrete replacement at driveway 2707-2797 E. Geddes Avenue and driveway end at 2571 E. Geddes Place. Asphalt replacement by Martin Marietta is scheduled to start the week of October 25, 2021. Residents at these driveways will be notified about the upcoming work schedule.

Cox Professional Landscape Services has submitted a proposal for snow plowing services and Blade Runners has submitted a proposal for sidewalk snow removal services. Cox will provide two plow trucks.

A motion to approve the Blade Runners contract was made Kathleen Sutton and seconded Barb Stokes. Darcy Johnson made a motion to approve the Cox Professional Landscape Services and Cindy Kiel seconded the motion. Both motions passed unanimously.

OLD BUSINESS

Landscape /Irrigation – Improvements: The project is going as planned and set to be completed by the third week in October.

Handrail Fabrication/Installation – DGO Access has not responded to requests for work.

Trash Collection – David Kaiser spoke with the attorneys to review two trash collection contracts and bids. The attorney has determined that the Waste Management contract is more desirable. **Barb Stokes made a motion to approve the Waste Management contract for trash and recycling services. The motion was seconded by Cindy Kiel. The motion passed unanimously.**

Annual Meeting Update – Cindy Kiel has mailed proxies to homeowners and many proxies have been returned. The annual meeting will be held on October 12, 2021 at the Clubhouse.

NEW BUSINESS

Darcy Johnson provided the Board with a handout explaining a potential for reconfiguring committee members.

An arborist will be consulted concerning the tree near the tennis court that was struck by lightning.

There being no further business the meeting was adjourned at 7:55 pm.

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