

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

The regular meeting of the Knolls Village Townhouse Association was held on Tuesday, April 5, 2022, at 6:30 p.m. in the clubhouse. Present were Board Members: David Kaiser, Cindy Kiel, Darcy Johnson, Anne Krause, Joe Johnston and Kathleen Sutton. Wil McCammish was absent. Marie Kilty recorded the proceedings.

The March 2022 Minutes were reviewed and a motion to approve was made by Cindy Kiel and seconded by Joe Johnston. The motion passed.

The February financial statements were reviewed and a motion to approve was made by Joe Johnston and seconded by Darcy Johnson. The motion passed.

Treasurer's Report – Joe Johnston reported the Reserve Account and the Paint Reserve balances on April 4.

COMMITTEE REPORTS

Website – No updates

Special Events & Hospitality - The next coffee meeting hosted by Anne Krause will be held on Saturday, April 9th.

Clubhouse – Kathy Kurtz reported seven events held in the clubhouse in March.

Swimming Pool – No updates

Tennis / Pickleball Courts – The west tennis court has a major crack in it, but not unlevel or a hazard at this time.

Architectural Control Committee – Anita and Tom Zukas submitted a report via email. The 2022 'Walk Meetings' are scheduled for June 8 and August 31.

Community Gardens – Judy Kaiser submitted a report noting there are seven open plots available and one new gardener has requested a plot. Liel Rowley is interested in heading the Garden Committee next season.

Newsletter – No updates

HOMEOWNERS' FORUM

Homeowners in attendance: Ann Kingery, Richard Campbell, Kerry Ficklin, Emily Schulz.

University Towne Center located on the northeast corner of University and Dry Creek has been deteriorating for years. Ann Kingery provided a review of her thoughts on this matter.

Emily Schulz suggested to the Board that trim on the buildings be painted white. Dave Kaiser suggested that one of the buildings in that area be painted as a test. Ms. Schulz lives in 2536 E. Fremont Court.

MAINTENANCE REPORT

Grounds Maintenance – Tasks completed in March included lighting maintenance, back fill low areas behind curbs and next to sidewalks, clean-up of bed areas, pruning, clear snow from sidewalks, preparation of side bed area for drainage improvements and rock by 2444 E. Fremont Ct. We are waiting on a bid from Quality Rock Design to replace the drain pan running through this bed. This bed is being re-graded alongside the house to allow water to drain away from the house and into the drain pan. Four handrails in total were installed.

In April, the sprinkler system will be activated in the community and the maintenance staff will continue with bed preparation and pool preparation.

Real Painting Co. started the exterior painting project on March 25, 2022 as scheduled. They are almost through painting the blue buildings. The green and brown buildings will be painted second and third, respectively.

The clubhouse sewer line was inspected from the backwash pit, out of the building to a break and offset in the pipe. Warren contacted DRC Construction and they are available to make the repair and will give Warren a cost estimate.

Grounds Maintenance Contracts – The AquaWorks crew will begin work to replace the pool equipment upon arrival of all materials. **A motion for Digg Boss to dig up and repair the sewer line from the clubhouse was made by David Kaiser and seconded by Darcy Johnson. The motion passed.**

All of the handrails, but 2 have been installed.

Kirby Smith & Associates has submitted landscape drawings. Warren and David Kaiser will look at plant material and drainage in Phase 2 of the landscape project. Once the drawings are done, they will be submitted to the irrigation consultant.

Regarding Phase 1 of the landscape/irrigation project at the north end of the community, Cox Professional Landscape has submitted a change order for further irrigation costs. **A motion to approve this change order amount was made by Joe Johnston and seconded by Kathleen Sutton. The motion passed.**

Driveway crack seal - Warren obtained a bid from Metro Pavers to perform work. **A motion was made by Joe Johnston and seconded by Darcy Johnson. The motion passed.**

OLD BUSINESS

Proof of additional liability insurance coverage has been provided by the resident who runs a childcare business in the community.

NEW BUSINESS

David Kaiser is moving after serving out his term as the President of the HOA. He would like to train a new person for his role.

There being no further business the meeting was adjourned at 8:09 pm.

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