

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

The regular meeting of the Knolls Village Townhouse Association was held on Tuesday, March 1, 2022, at 6:30 p.m. in the clubhouse. Present were Board Members: David Kaiser, Cindy Kiel, Darcy Johnson, Anne Krause, Kathleen Sutton, Wil McCammish. Joe Johnston attended via conference call. Marie Kilty recorded the proceedings.

The February 2022 Minutes were reviewed and a motion to approve was made by Darcy Johnson and seconded by Kathleen Sutton. The motion passed.

The January financial statements were reviewed and a motion to approve was made by Cindy Kiel and seconded by Joe Johnston. The motion passed.

Treasurer's Report – Joe Johnston reported the Reserve Account and Paint Reserve balance on March 1, 2022.

COMMITTEE REPORTS

Special Events & Hospitality - The next coffee meeting hosted by Anne Krause will be held on Saturday, March 5th.

Clubhouse – Kathy Kurtz reported 7 events held in the clubhouse in February.

Architectural Control Committee – Anita and Tom Zukas provided a report of the outstanding issues.

Newsletter – It was suggested that more information go into the newsletter about projects being planned.

The following committees reported no updates: *Website, Community Gardens, Swimming Pool, Tennis / Pickleball Courts*.

HOMEOWNERS' FORUM

Carol McKenry was concerned that Warren does not seem to be working as much. Dave Kaiser provided some context and explained the new work arrangement.

MAINTENANCE REPORT

Grounds Maintenance Contracts – The Aquaworks contract was approved and signed for pool equipment replacement labor and materials.

The Real Painting Company, LLC proposal to paint the wader pool and the steps for the main pool was distributed by email to Board members in advance of the meeting. **A motion to approve this hourly contract was made by Joe Johnson and seconded by Cindy Kiel. The motion passed.**

Sanchez Maintenance, LLC submitted a contract to the Board for 2022 annual lawn mowing, maintenance, fertilization, weed control, pruning and sprinkler blow-out. **A motion to approve the contract was made by Kathleen Sutton and seconded by Darcy Johnson. The motion passed.**

Dave Kaiser discussed the importance of continuing the planning process for the next phase of landscape and irrigation improvements. **A motion to approve the planning and design proposal from Kirby Smith & Associates, Inc. was made by Joe Johnson and seconded by Wil McCammish. The motion passed with one dissenting vote from Anne Krause.**

Grounds Maintenance –Lighting maintenance, back fill low areas behind curbs and next to sidewalks, clean-up of bed areas, pruning, clear snow from sidewalks, shaded apron areas and parking areas, salting, sanding, chipping and scraping ice, grade and installing weed barrier fabric in preparation for rock placement by 2444 E. Fremont Ct. was completed in February.

Handrail installation, back filling of low areas, bed preparation and landscaping by 2444 E. Fremont Ct., lighting maintenance, pruning of low and dead tree branches, misc. landscape clean-up, snow removal, reset or replace the curb stop valve box for the irrigation meter by 2503 E. Geddes Place and other valve replacement at the same meter, open clean out plugs to check the backwash pit drain line at the clubhouse is to be completed in March

NEW BUSINESS

A renter would like to apply for a license to run a childcare business in the City of Centennial. The city does allow licensed residential childcare businesses to be operated. The Board agreed the Association will require the resident to provide proof of additional liability insurance coverage.

There being no new business the meeting was adjourned at 7:51 pm.

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Homeowner in attendance: Carol McKenry