

BOARD OF DIRECTORS' REGULAR MEETING
THE KNOLLS VILLAGE TOWNHOUSE ASSOCIATION

The regular meeting of the Knolls Village Townhouse Association was held on Tuesday, July 2, 2019 at the clubhouse at 6:30 PM. Present were Directors Scott Ward, David Kaiser, Joe Johnston, Richard Campbell, Cindy Kiel, Darcy Johnson, Manager, Warren Deutsch. Barbara Stokes was absent, Chrissy Krumholz recorded the proceedings.

The June minutes were reviewed, and a motion was made by Dick Campbell and seconded by Cindy Kiel to approve. The motion passed.

A motion was made by Darcy Johnson and seconded by Joe Johnston to approve the June financials. The motion passed.

Scott Ward, president, reported from Pam Hansen regarding the limited use of the clubhouse during the months of April, May and June.

The Board addressed the current Rental Policy regarding subletting and have noted that there will be further discussions into potentially amending it.

Residents addressed the Board with concerns about the pool's cleanliness. Dick Campbell will discuss the concerns with Perfect Pools staff. A resident inquired about providing a neighborhood directory for the community. The Board will place a notice in the next newsletter to see if there is adequate interest in having a directory. One resident asked about insurance coverage/risk assessment and what type of coverage is needed for insuring her townhome. The Board recommended speaking with an insurance broker and discussing coverage. Lastly, a resident asked if more community coffee get-togethers could be provided. The Board responded that in recent years, the coffees have not been well attended.

Anita Zukas, Architectural Committee Chair, has updated the application form and asked that an email address be created to help expedite the submittal and approval process. Cindy Kiel will create an email specific ACC address and the ACC application form will be updated to reflect that change.

Joe Johnston, treasurer, reported the reserve fund and the paint fund account balances.

Warren discussed ongoing grounds maintenance projects.

The following maintenance work is planned for the maintenance staff during July 2019: Weed spraying, sprinkler checks and repairs, pruning, shearing of shrubs, build small retaining wall by garage at 2574 E. Geddes Place and other maintenance.

1. Concrete repair and replacement: A1 Concrete Repair has noted corrections to work previously done and will bid for repairs in another section.
2. Quality Rock Design has not submitted pricing. Metro Pavers has submitted pricing for curb and sidewalk replacement. Asphalt maintenance: Martin Marietta has not submitted pricing for paving of the parking areas. Metro Pavers bid for paving of the parking areas still stands and is competitive based on comparison with bids from previous years. Their bid for concrete replacement is high based on comparison to previous years. Warren will contact other contractors to bid on the concrete replacement needed prior to paving.
3. Sprinkler zone replacement: Colorado Cascade completed replacement of the zone bid as area 3 and plans on starting with replacement of the zones bid as area 2 the week of July 15, 2019.
4. Trees and shrubs: Rushton Tree Service has scheduled the removal of the pine tree by the tennis courts and stump grinding for the week of July 15, 2019 and the removal of the ash tree by 2593 E. Geddes Avenue for the week of July 22, 2019. Many larger trees around the complex need trimming. The Board approved Rushton Tree Service for 2 days to trim larger trees for clearance, thin, remove deadwood and chip brush.
5. Landscape renovation: Warren has forwarded specifications with measurements and plant quantities for landscape renovations at 4 buildings to Cox Professional Landscape Services. Unit costs from Foster Services stand as previously submitted. Blade Runners Services has also indicated availability for landscape renovation projects.

There being no further business, the meeting was adjourned at 8:50 PM.

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Homeowners in attendance:

Amy Garcia/Kalmes, Sharon Zierk, Jean Oatman, Judy Chapman, Marianne Mishoe, Marilyn Heinle, Olivia Bechtel, Sharyl Whitaker, Kae Kemerling.