

BOARD OF DIRECTORS' REGULAR MEETING
THE KNOLLS VILLAGE TOWNHOUSE ASSOCIATION

The regular meeting of the Knolls Village Townhouse Association was held on Tuesday, November 5, 2019 at the clubhouse at 6:30 PM. Present were Directors David Kaiser, Richard Campbell, Cindy Kiel, Darcy Johnson, Barbara Stokes, Kathleen Sutton, and Manager, Warren Deutsch. Joe Johnston was absent. Chrissy Krumholz recorded the proceedings.

The October minutes were reviewed, and a motion was made by Darcy Johnson and seconded by Dick Campbell to approve. The motion passed. A motion was made by Dick Campbell and seconded by Darcy Johnson to approve the October financials. The motion passed. The October Annual Meeting minutes were reviewed, and a motion was made by Dick Campbell and seconded by Kathleen Sutton to approve. The motion passed.

Dave Kaiser reported on painting from Tyler Walje. Dave Kaiser, Tom Zukas and Tyler spent three days walking all the buildings that are scheduled for painting in 2020. Tyler is approximately halfway through the letters that will be sent to the homeowners on this painting cycle who have items that are in need of repair. The letters will be sent out in the coming week and he will follow up in January.

Cindy Kiel reported that the tennis rules were updated on the website. Dave Kaiser requested that a separate email address be set up for the Board to be able to receive and respond to homeowners.

Barbara Stokes stated the calendar for next year will need to be discussed at the next board meeting. The coffee event has had very low attendance for years. The board requested that more engaging event ideas be considered and discussed at the next meeting.

Linda Ward reported that October had 8 reservations and November currently has 4 reservations for the clubhouse.

The Architectural Control Committee reported that they have requested homeowners with window air conditioners to take them down. They are addressing the doors on some properties that are not the correct color.

Cindy Kiel reported in Joe Johnston's absence that two CDs are coming due. Balances for the Reserve and Paint Funds were discussed. The recommendation was made that a portion be moved to 12-month a 6-month CDs. **A motion was made by Cindy Kiel and seconded by Dick Campbell. The motion passed.** Cindy will contact RBC Wealth Management to request the transfer.

Warren Deutsch reported grounds maintenance:

1. The following maintenance work was done in October, 2019: Raise grade of lawn area next to new sidewalk 7362-70 S. Columbine Way, sprinkler system checks and repairs, sprinkler system shut down with Blade Runners, removal and storage of back flow prevention valves, drain installation by 7329 S. Columbine Way and 2677 E. Fremont Place, snow removal, sanding, salting and other general maintenance.
2. The following maintenance work is planned for the maintenance staff during November 2019: Leaf collection, light post replacement by 2876 Geddes Place, snow removal, grade adjustments next to new sidewalks, reset edging, snow removal sanding, salting and other general maintenance.
3. Concrete repair and replacement: Quality Rock Design has completed the contracted concrete replacement.
4. Metro Pavers has scheduled paving of the two parking areas for November 18, 2019 and Crack filling for November 19, 2019.
5. Sprinkler zone replacement: Colorado Cascade still plans on doing the zone replacement on East of 2529-49 E. Geddes Place and West of 2551-71 E. Geddes Place.

Dave reported that he will be discussing with Warren the plans for next year to include tree removal, the entrance to KVTA, planting and the pool gate lock.

The dues increase ballot was mailed to homeowners on October 25, 2019. Two board members and two homeowners will count the proxy votes in mid-November. A Resolution concerning personal items in common areas was passed as a policy and will be mailed to all Association members in mid-November. Darcy Johnson discussed the rental policy. She

will contact the attorneys concerning what restrictions the association may put in place with a declaration. Joe Johnston will update the Board at the next meeting on the status of the Reserve Study.

A proposal obtained by Dave Kaiser from Kirby Smith & Associates for landscape architectural services was reviewed and discussed. The board approved the contract for development, mapping, surveying and civil engineering preparation to formulate cost estimates, materials recommendations and prepare designs and bids for four locations in the Village to address drainage issues.

The Board has approved up to \$5,000 via email on November 12, 2019 for A-1 Concrete Leveling to perform sidewalk leveling work.

There being no further business, the meeting was adjourned at 8:30 PM.

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