

BOARD OF DIRECTORS' REGULAR MEETING
THE KNOLLS VILLAGE TOWNHOUSE ASSOCIATION

The regular meeting of the Knolls Village Townhouse Association was held on Tuesday, October 1, 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 September minutes were reviewed, and a motion was made by Darcy Johnson and seconded by Dave Kaiser to approve. The motion passed. A motion was made by Dave Kaiser and seconded by Kathleen Sutton to approve the September financials. The motion passed.

Barbara Stokes discussed the note along with handouts that was provided from homeowner Anne Krause who would like to do some social events in the clubhouse during the month of November for residents and asked if the Association would cover \$65. The Board agreed to reimburse up to \$65 toward the costs with the stipulation that Anne is responsible for the clubhouse as stipulated in the clubhouse rules.

Mary Lou Iverson reported the clubhouse activity was 10 for July, 7 for August, and 6 for September.

Dave Kaiser conducted an end of season review with Perfect Pools. It was noted that the wading pool was not as blue as the larger pool. Perfect Pools explained it was a result of fading of the existing pool paint. It will be pressure washed and repainted by Real Painting next spring.

Cindy Kiel discussed a request submitted by Ann Winterbottom offering suggestions on updating and simplifying the tennis court rules on the court and on the website. The recommendations will be updated.

The Architectural Control Committee submitted their report. They wanted to address the gas meters and whether they should be painted. It was determined that the gas meters will not be painted.

Warren Deutsch reported grounds maintenance:

1. The following work was done by KVTA maintenance staff during September 2019: Tree trimming, water service line leak location, back fill and clean-up after repair of line at 2757-97 E. Geddes Ave.; shearing, weeding, back fill against porches, locating of cables for sprinkler zone replacement, watering of new plants, sprinkler repairs, sprinkler system checks, sprinkler zone run time adjustments, reset edging, and other general maintenance.
2. The following maintenance work is planned for the maintenance staff during October 2019: Sprinkler system checks, sprinkler system repairs, drainage improvements at sidewalks where there is standing water, snow removal equipment maintenance and other general maintenance.
3. Concrete repair and replacement: Quality Rock Design has submitted a total cost bid noting that footings and anchors for the wooden steps are extra based upon what they find when the existing concrete is removed. Work can begin on Oct. 3, 2019.
4. Sprinkler zone replacement: Colorado Cascade will start the replacement of zones East of 2529-49 E. Geddes Place and West of 2551-71 E. Geddes Place.
5. Trees and shrubs: Rushton Tree Service trimmed trees and chipped brush for 8 hours each day on Sept. 13, 2019 and Sept. 27, 2019.

A motion was made to approve Quality Rock Design's bid for concrete and asphalt work. The motion was passed.

A motion was made by Cindy Kiel and seconded by Barbara Stokes to approve a policy on addressing placement of person items in common areas. The Association's attorneys have reviewed the content. The motion passed.

Darcy Johnson discussed the rental policy. She stated that the attorneys have advised the current rental policy should be revised and adopted into the governing documents.

Dave Kaiser provided Warren with a list of grounds maintenance projects and likely contracts for 2020. The Board is anxious to get bids and contracts in place early in the year so contractors can get the work on their schedules.

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

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