

BOARD OF DIRECTORS' REGULAR MEETING
THE KNOLLS VILLAGE TOWNHOUSE ASSOCIATION

The regular meeting of the Knolls Village Townhouse Association was held on Tuesday, May 7, 2019 at the clubhouse at 6:30 PM. Present were Directors Scott Ward, David Kaiser, Richard Campbell, Cindy Kiel, Darcy Johnson, Barbara Stokes and Manager, Warren Deutsch. Joe Johnston was absent. Cindy Kiel recorded the proceedings.

The April minutes were reviewed, and a motion was made by Dick Campbell and seconded by Dave Kaiser to approve. The motion passed.

A motion was made by Dick Campbell and seconded by Darcy Johnson to approve the April financials. The motion passed.

Tyler Walje reported on the exterior painting project. Two buildings remain and residents are pleased with quality, have been very cooperative with moving and clearing patios and everything is proceeding according to plan – weather permitting. Tyler will coordinate next year's painting by starting earlier in the year mailing notices for repairs needed to give homeowners more time to get repairs completed. He agreed to walk the community and make notes with ACC representative to eliminate duplication of efforts.

Coffee at the Clubhouse on May 4 had limited attendance of less than 20 residents.

Landon Bradbury from Perfect Pools attended meeting. He doesn't anticipate any problems opening the pool and preparations are on schedule. They have adequate staffing but are still looking for pool attendants and asked that we put another notice in newsletter encouraging on-line employment applications via their web site.

Anita Zukas from the Architectural Control Committee provided a detailed report from the committee's spring meeting. Anita asked the Board specifically for more guidance on satellite dish placement guidelines. Dick Campbell will contact our attorneys for clarification. A homeowner requested a large pine tree by her home be removed as she is concerned it could blow down in a storm. Warren and Dave will assess the tree to ensure that it is not at risk. If it is determined to not be a risk the tree will not be considered for removal.

Nan Matthews requested reimbursement for expenses for signs, balloons and helium for the June community garage sale. The Board approved up to \$100.

Harold Arnold provided an update on the Community Gardens. There are 35 garden plots – 25 small and 10 large and with an annual fee of \$5 and \$10 respectively. Gardeners held a social gathering at the clubhouse recently and asked the Board for approval to purchase a weather-resistant picnic table with benches from their funds to place near the gardens. The Board approved with the recommendations that the table be placed in a location that doesn't hinder mowing or sprinkler coverage and that they secure the table to prevent theft and place it on a gravel area with edging.

Warren discussed ongoing grounds maintenance projects. He is obtaining bids for re-paving parking areas, concrete and curb work for the summer months. Sprinkler contractor is anticipated to start working on zone replacements in the next month.

Warren and Dave Kaiser will identify specific trees needing removal. An Arborist has made recommendations for treatment of several trees for potential disease prevention. Dave and Warren will coordinate options and treatment. Staffing issues were also discussed and needs to outsource more grounds maintenance work to sub-contractors.

There being no further business, the meeting was adjourned at 8:45 PM.

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