

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

The regular meeting of the Knolls Village Townhouse Association was held on Tuesday, April 6, 2021, at 6:30 p.m. The meeting was held via video conference due to the closure of the Clubhouse as a result of the COVID-19 restrictions on gatherings. Present were Board Members: David Kaiser, Barbara Stokes, Cindy Kiel, Darcy Johnson, Kathleen Sutton and Warren Deutsch. Anne Krause and Joe Johnston were absent. Marie Kilty recorded the proceedings.

The March 2021 Minutes were reviewed and a motion to approve was made by Cindy Kiel and seconded by Darcy Johnson. The motion passed.

The February and March 2021 Financials were reviewed and a motion to approve was made by Kathleen Sutton and seconded by Barb Stokes. The motion passed.

Delinquencies were discussed. A judicial foreclosure on one of the community's units was approved by the Board. It is to be pursued as the account has been in collections for two years.

Since treasurer, Joe Johnston, was unable to attend the meeting the 2020 Audit Report will be discussed at the next meeting.

COMMITTEE REPORTS

Website – The website has been re-designed and updated for ease of use.

Special Events - No updates.

Clubhouse – Barbara Stokes and Kathleen Sutton continue putting the finishing touches on updating the Clubhouse. It was discussed whether small groups could start to meet in the Clubhouse based upon the lifting of some restrictions. The situation will continue to be monitored with the goal of opening the clubhouse as soon safety protocols permit.

Swimming Pool – The Perfect Pools' agreement for the 2021 season has been executed. The Board is in discussion with a pool design consultant concerning replacing the pool equipment after this year's season.

Tennis Courts- A second pickleball court has been requested by the Tennis Committee. Warren is obtaining an estimate for striping another court.

Architectural Control Committee – The Board is currently looking for a replacement to chair the ACC committee. There has been no response concerning a replacement.

Newsletter – No updates

Treasurer's Report –The Reserve Account and the Paint Reserve balances on April 6, 2021, 2021 were reported.

Grounds Maintenance –

Brayden Staley was hired and started working on March 14, 2021 clearing snow from sidewalks and is helping with spring clean-up around the complex.

In March, lighting maintenance, snow and debris removal and work at clubhouse was performed by the staff. Sprinkler system activation, pool deck caulking, weed control and snow removal will be done in April.

Warren provided costs and bids from A-1 Chip Seal / Rocky Mountain Asphalt and Metro Pavers to the Board by email. Warren discussed the driveways in need of repair. Further evaluation will be made by Warren and Dave and presented at the next meeting.

Real Painting is making good progress and, weather permitting, is expected to complete the painting of all 55 units by the end of April.

Warren noted approximately 20 pine and spruce trees with significant amounts of dead wood due to insects boring under the bark. Warren asked both Rushton Tree Service and Arbor Garden Tree Service to check the trees and to make recommendations concerning treatment.

HOMEOWNERS' QUARTERLY MEETING

Resident, Steve Snyder, expressed concerns with trash pick-up service inconsistencies. The Board has been in consent contact with Waste Management over the last six months about their recent decline in service level. Steve also expressed concern about residents abusing the use of guest parking spaces and requested time limit signs be installed. Resident, Bridgid Hendricks, attended the meeting to compliment the Board.

Resident, Norman Edson, discussed a concern with the snow removal process after one of the large snow storms in March. The amount and duration of the snow event did present some removal challenges for some of the equipment.

OLD BUSINESS

Reserve Study – The draft reserve study update is complete. David Kaiser, Cindy Kiel and Darcy Johnson have provided Joe Johnston with comments for follow-up with the consultant to finalize the update.

Irrigation Plans – Smith Irrigation Design has received comments from Warren and Dave about their irrigation plans. Once finalized the plans will be combined with the landscape plans prepared by Kirby Smith & Assoc. for bidding.

Landscape Improvements – Kirby Smith & Assoc. will recommend additional contractors, prepare the bid documents, conduct a pre-bid meeting, receive the bids and make recommendations for award.

Handrail Fabrication/Installation – David Kaiser will confirm DGO's schedule per contract.

Concrete & Asphalt Replacement Projects – Dave Kaiser and Warren are reviewing bids and will report their findings at the next Board meeting.

Community Garden – Judy Kaiser, the new chairperson is accepting reservations for this season. Jay Parker and Dave Kaiser will replace some of the garden plot boards.

NEW BUSINESS

A slip and fall incident occurred in March and the insurance company is handling the claim.

There being no further business the meeting was adjourned at 8:05 pm.

Homeowners in attendance: Norman Edson, Bridgid Hendricks and Steve Snyder