

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

The regular meeting of the Knolls Village Townhouse Association was held on Tuesday, August 3, 2021, at 6:30 p.m. in the clubhouse. Present were Board Members: David Kaiser, Barbara Stokes, Cindy Kiel, Darcy Johnson, Anne Krause, Kathleen Sutton and Joe Johnston. Marie Kilty recorded the proceedings.

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

The June financial statements were reviewed and a motion to approve the June financial statements was made by Cindy Kiel and seconded by Barb Stokes. The motion passed.

COMMITTEE REPORTS

Website – The HOA is waiting on the final audit to post to website.

Special Events – The ice cream social for 2021 was not well attended. The HOA discussed whether it should be held at a different time during the summer months.

Clubhouse – The clubhouse was used three times in July.

Swimming Pool – Perfect Pools reported a total of 1,928 residents and guests used the pool during July. Cindy Kiel provided an update on pool registrations. A total of 281 homes (75%) have been issued key cards for pool use during 2020 and 2021 to 47 renters and 234 homeowners. Eight homeowners have registered and been notified their key cards are ready, but have not yet picked up their key cards. Three key cards were not returned upon our receiving notice of the sale of their townhomes. Those key cards have been de-activated.

The pool will close at 7 p.m. effective August 15 due to diminished daylight. Notice of the change of pool hours will be posted on gate in advance.

Tennis/Pickleball Courts – 62 keys have been issued during 2020 and 2021.

Architectural Control Committee – Dave Kaiser and Tom Zukas walked the area for the 2022 paint cycle to note exterior repairs needing completion before painting. Letters will be sent to those homeowners to give them ample notice and time to complete the repairs.

Community Gardens – No update.

Newsletter – No update.

Treasurer's Report – Joe Johnston reported the Reserve Account balance on August 3, 2021 and the Paint Fund balance.

Grounds Maintenance –

Lighting maintenance, check sprinkler system, sprinkler repair, spray weeds, general clean-up, pruning, shearing, overseeing pruning by Blade Runners (Cady), reset address sign, planting and other general maintenance tasks were completed in July.

Lighting maintenance, weed control, sprinkler maintenance, finish coating of wooden bridges with textured finish, front bed landscaping are the items to be completed in August.

Blade Runners has completed pruning work for the season.

Six of the 34 driveways in the complex contain the original asphalt and concrete construction.

OLD BUSINESS

Landscape Improvements/Irrigation Plans – Three bids have come to the Board for review. The Cox Professional Landscape bid includes landscape improvements to areas surrounding 5 buildings for irrigation systems, frontage landscaping and other landscaping. Since the City of Centennial has agreed to improve the stormwater runoff from E. Fremont Court, a short retaining wall in the landscape project will not be needed. **A motion was made for approving this project by Joe Johnston and seconded by Barbara Stokes. The motion was passed.**

The project bid from Martin Marietta for replacing the asphalt driveway at 2707-2797 E. Geddes Avenue and the nearby guest parking areas was discussed. **A motion was made for approving this project by Barbara Stokes and seconded by Darcy Johnson. The motion was passed.**

A bid was received from Quality Rock Design for various concrete replacement projects including curb and gutter pan work associated with the above-mentioned asphalt driveway plus sidewalk replacement work associated with the above-mentioned landscape project. **A motion was made for approving this project by Cindy Kiel and seconded by Darcy Johnson. The motion was passed.**

A bid from DGO Access to fabricate and powder-coat nine custom handrails was discussed. **A motion was made for approving this bid by Cindy Kiel and seconded by Joe Johnston. The motion was passed.**

HOMEOWNERS FORUM

Resident Ann Kingery, submitted a memo to every Board member detailing a list of questions/concerns regarding the yearly Board elections, replacement of dead plantings and landscaping near a mailbox.

NEW BUSINESS

Trash removal and recycling services for the community was discussed. The contract with Waste Management ends this year. Dave Kaiser asked Warren to acquire a bid from Waste Connections to compare costs from each company.

Completing the 2022 Budget was discussed.

Dick Campbell will submit Director nominations at the September meeting.

Michele Giometti our CPA offered her availability to review accounting practices upon request.

There being no further business the meeting was adjourned at 8:51 pm.

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