

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

The regular meeting of the Knolls Village Townhouse Association was held on Tuesday, June 1, 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 were absent. Marie Kilty recorded the proceedings.

**The May 2021 Minutes were reviewed and a motion to approve was made by Barb Stokes and seconded by Darcy Johnson. The motion passed.**

**The April 2021 financial statements were reviewed and a motion to approve April financial statements was made by Cindy Kiel and seconded by Barb Stokes. The motion passed.**

**COMMITTEE REPORTS**

*Website* – No updates.

*Special Events* – The ice cream social for 2021 is scheduled for August 1 from 1-3 pm. at the pool.

*Clubhouse* – The Clubhouse was re-opened on June 1.

*Swimming Pool* – Darcy Johnson will order a replacement handle for the shade canopy. It was noted that some of the furniture is discolored but very usable. New registration count is 29. Pool keys issued to residents is 271.

*Tennis/Pickleball Courts*- The striping for a second pickleball court was completed and Anne Winterbottom has donated a second portable pickleball net.

*Architectural Control Committee (ACC)* – Dick Campbell attended on behalf of Anita Zukas and Gay Campbell. The ACC is walking twice this year.

*Newsletter* – No updates

*Treasurer's Report* – Marie Kilty reported the Reserve Account and the Paint Reserve balances on June 1, 2021, Joe Johnston will review the proposal from the CPA, Michelle Giometti for the 2021 audit.

*Grounds Maintenance* -Lighting maintenance, pool caulking, sprinkler maintenance and tree maintenance were tasks completed in May.

Lighting maintenance, sprinkler maintenance, coating of wooden bridges with textured finish, front bed landscaping are the tasks planned for June.

Six of the 34 driveways in the complex have mainly original asphalt and concrete. These six driveways and their adjoining parking areas are in need of repair or replacement, depending on what condition the Board desires to maintain them. Streets and driveways which have been previously repaved are in need of maintenance as well. For this year, cracks should be sealed and plans should be made to seal the surface of newer asphalt in upcoming years.

A-1 Chip Seal, Metro Pavers and Martin Marietta have submitted bids for driveway maintenance including concrete replacement, asphalt repair, crack sealing, seal coating, slurry seal, asphalt milling, overlay and complete replacement. They have bid the above items, so that different options may be considered.

To make minimal asphalt and concrete repairs to all 6 original driveways and with a seal coat or slurry seal finish, the cost ranges from \$36,221 to \$54,109.

To mill and overlay driveways 2707-97 E. Geddes Avenue and 2608-98 E. Geddes Place where concrete was previously completely replaced on one side, replacing most of the remaining original concrete and repaving the adjoining parking areas would cost \$97,059. For the above concrete replacement and complete replacement of the asphalt in these two

driveways the cost is \$123,669. There are several other options which would reduce the cost which could be considered. The concrete could be repaired as needed. This could reduce the total for concrete by about \$18,000. This is about half of the cost included in the above totals. Parking areas could be repaired and seal coated rather than replaced saving about \$15,000.

Cady Dixon has purchased plant material for the crevice garden.

**HOMEOWNERS' FORUM**

A resident has planted seeds on South Suburban's property near the garden plots and is concerned that she may have to dig up the plants. The Board will contact South Suburban for clarification on the agreement to place KVTA resident garden boxes on their property.

**OLD BUSINESS**

*Reserve Study* – The reserve study has been completed.

*Landscape Improvements/Irrigation Plans* – Kirby Smith & Assoc. has sent out plans to contractors for bidding the landscape / irrigation project. He will provide a bid tabulation that Dave Kaiser will share with the Board.

*Handrail Fabrication/Installation* – DGO Access will acquire a permit from the City. Quality Rock Design has been asked for a bid to replace some concrete steps.

*Pool Equipment Replacement* – Colorado Pool Design will be out to look at the existing equipment on June 15.

*Insurance Claim* – No updates

**NEW BUSINESS**

Dave Kaiser suggested the Garden Committee be included on meeting agendas.

Waste Management's service reliability was discussed.

Cindy Kiel provided a letter that was received from a resident concerning noise at the pool.

Employee evaluation forms were discussed.

There being no further business the meeting was adjourned at 8:43 pm.

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Resident in Attendance: Andrea Duchovnay