

## Knollwood HOA Board Meeting Minutes May 21, 2025

The meeting was called to order at 6:29 pm.

Attendance: Mike Drinkwater, Deb Neal, Debby Gomberg, Karen Wright, Erin Ryser, Joe Distel.  
Excused: Lori Matlack, Deena Poulsen.

Electronic Votes:

The April Board Meeting Minutes were approved by the Board of Directors via electronic vote and distributed to the HOA.

Chandler Cranford and Alina Bell requested approval for their backyard renovation project and requested approval to remodel the interior of their unit in March. The changes to the interior were consistent with requests from other unit owners and were cosmetic with no structural changes. The request to approve the interior projects was approved by Board e-vote on March 19, 2025. The request to approve the changes to the landscaping was approved by Board e-vote on March 27, 2025.

Financials: Joe moved to approve the financial report and Karen seconded. The motion passed.

Information:

The grounds contractor performed core aeration for the common area grass in April. Salt barrels were returned to the HOA shed area, and the overgrowth and dead limbs or trees in the shed area were removed. As a reminder, **unit owners should place limited common area and personal common area tree and shrub trimmings in their own trash bins.**

Irrigation system startup, initial check of the system, and corrective action for major problems found were done in April and early May. Minor problems will be repaired throughout May and into June. **Please contact Mike Drinkwater with irrigation system problems throughout the summer irrigation period (he coordinates with the irrigation system contractor and prioritizes corrective actions and improvements to the irrigation system).** We are putting the irrigation system on rain delay when sufficient rain is forecast and will reduce the amount of water used when temperatures are low to conserve water. **Higher than normal temperatures are forecast for this summer, so we need to save all the water we can.**

We found a leaking main pressure regulator on Chukar when we inspected all of them in the HOA. It will be another major repair expense of nearly \$7,000 when complete.

Thanks to the many residents who helped remove and store the winter pool cover, clean the clubhouse, place pool furniture around the pool, and weed the rock beds around the pool in preparation for the pool opening at the end of May. It was a lot of work, but it went quickly.

The Phases 4 and 5 developer expects to receive a building permit from Ogden City in May for the two units on the northeast corner of Nightingale and has prepared the site for the installation of footings. Progress continues on the units at the northwest end of Nightingale.

Discussion items:

Property management update: The HOA Board is continuing to work with Welch Randall to improve communication with the Board and responsiveness to unit owners. Transitions like this can be a bit difficult until new routines emerge.

Bank accounts update: All accounts have been transferred from the Golden West Credit Union to the First Community Bank to better coordinate with Welch Randall. All accounts can be accessed through our portal at AppFolio.

Pool update: Weber County Health Department inspected the pool, and it passed inspection. The solar blankets to cover the pool at night will be installed shortly after we receive them. A new handrail will be installed later. **The pool will open Memorial Day Weekend on Friday, May 23. Pool hours are 10:00 am to 8:00 pm. A complete list of pool regulations and procedures were sent to all residents earlier this month. Please become familiar with the pool rules and regs to ensure enjoyment by our residents and to comply with state and local laws. If you would be willing to help open and closer the pool for a week, please contact Erin Ryser at erinryser@yahoo.com**

Reinvestment fees: Board members have suggested that the Knollwood Condominium HOA charge reinvestment fees to unit buyers. Reinvestment fees are fees that may be imposed by condominium associations under Utah law and are typically paid by unit buyers as part of closing costs when purchasing a unit. Utah law allows reinvestment fees of up to 0.5% of the sale price of a unit. Many HOAs charge these fees to help reduce the need for special assessments. The imposition of reinvestment fees must be authorized in a condominium HOA Declaration. Amending the Knollwood Declaration of Condominium to allow reinvestment fees will require 2/3 of all unit owners to vote to approve such an amendment. Mike asked the Board to approve him having a conversation with our attorney to prepare for the process of changing our Declaration to ensure we follow all applicable laws. Deb Neal moved to approve, and Joe seconded. The motion was approved by the Board.

#### **Monthly reminders:**

**Roof assessments: The special assessment for new roofs is \$3000 for this year, and is due by September 1, 2025. Please ensure that your payment is separate from your monthly dues to help with our accounting procedures.**

**Work Orders: If you submitted a work order in January, February or March of this year and have heard nothing, it may be because you need to resubmit those work orders to Welch Randall through the AppFolio**

**Reserving the clubhouse for special occasions: If you desire to reserve the clubhouse for special gatherings, contact Erin Ryser. Be advised that pool parties are fine, but other HOA residents are allowed to swim during those hours. Food and beverages are welcome but must be kept far away from the pool, and glass containers are prohibited (please review the pool rules).**

The meeting was adjourned at 7:35 pm.

Respectfully submitted by Debby Gomberg

Mike Drinkwater, President  
Erin Ryser, Vice President  
Debby Gomberg, Secretary  
Deb Neal, Treasurer  
Joe Distel, Board Member  
Karen Wright, Board Member  
Deena Poulsen, Board Member  
Lori Matlack, Board Member