

Knollwood HOA Board Meeting Minutes August 20, 2025

The meeting was called to order at 6:33 pm.

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

The July Board Meeting Minutes were approved by the Board of Directors via email vote on July 26, and distributed to the HOA. Debby Gomberg will resend the minutes from the special session held after the last regular Board meeting for approval.

Electronic Votes:

The Board approved a plan for drainage pipes to be installed on Welton property on Chukar on August 9, 2025.

The Board approved a request from Xfinity for access to common areas to maintain their equipment on August 3, 2025. This agreement does not affect the service agreements for internet or cable TV for any of our residents.

The Board approved a request for a new front door for the Newton unit on Chukar on July 24, 2025.

The Board approved the color of the new fencing on the west side of Nightingale on July 7, 2025. Due to the fact that Trex may no longer provide a light color to match our current paint color, a dark brown, matching our dark brown color, will be used for the fences in phases 4-5.

The Board approved a request from the Distel's to modify the landscape design in the common area adjacent to their unit and in their front yard on Partridge on August 9, 2025.

Financials: The Board discussed the \$3000 assessment which is due September 1, and Deb Neal answered other questions about the reports. Mike also informed the Board that \$50,000 was transferred from the operating checking account to the operating savings account to earn more interest. Joe moved to approve the financials, and Erin seconded the motion. The motion passed.

Updates: The grounds contractor performed mowing, trimming, and edging for the grass in the common areas. He cleaned up the upper section of the common area on the southeast side of Chukar adjacent to the new homes on Nightingale and is keeping it mowed and trimmed. He cleaned up part of the vegetation on the northeast side of Chukar adjacent to the guest parking areas there. He still must clear the drainage ditch at the retention pond on Larkspur and complete cleaning up the vegetation on the northeast side of Chukar.

The irrigation contractor is now working on minor problem correction, as well as modifying the irrigation design at several units on Partridge (at unit owner cost due to new landscaping). The run-time of the irrigation system was increased to account for the higher temperatures in July and August. He also found and corrected the cause of the leak on Larkspur that was running out of and down the street. He will begin irrigation system design improvements for areas where the sprinkler heads are not getting enough water on all the grass in the common area. **As a reminder, 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).

The pool pump was replaced; the pool was reopened and everything looks good. The new pump runs a little more quietly than the old pump, so the summertime audio environment in the clubhouse should be improved.

The Phases 4 and 5 developer has received building permits for the remaining two buildings on the west side of Nightingale and will begin to install footings and foundations for those four units. He has nearly completed framing for the first building on the east side of Nightingale and has made considerable progress on the building on the northwest end of Nightingale. Revisions to plans for landscaping and irrigation for the west side of Nightingale will be reviewed when available.

Discussion items:

- Status of maintenance request: Mike is still working with Welch Randall to work out better communication for approval of requests posted on AppFolio. **Reminder to all unit owners that modification to your unit interior or exterior requires Board approval. See Rule 6.1.1 in Knollwood Administrative Rules.**
- Reinvestment fees: A proposed amendment to the Knollwood Declaration to allow reinvestment fees of 0.5% for unit resales will be reviewed by the Board and will be distributed to all unit owners for a vote from our membership.
- Our insurance broker found a new policy for the 2025-2026 year that is less expensive than last year's, with similar coverage.
- The repairs to the pavement of our streets have been completed to fill holes and make the streets safer for pedestrians and vehicles. Full replacement of the asphalt on Knollwood streets is scheduled as part of the Knollwood Reserve Study in upcoming years.

Monthly Reminders:

The \$3,000.00 payment for the reroofing special assessment for 2025 is due by the 1st of September. Make payments through AppFolio. And thank you to those owners who have already paid.

The Knollwood HOA Annual Meeting will be held on November 8, at 10:00 am. Mark your calendars. More details will come later.

The next meeting will be held on Wednesday, September 17, 2025 at 6:30pm.

Respectfully submitted by Debby Gornberg

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

