

Knollwood HOA Board Meeting Minutes- 9-17-2025

Meeting called to order at: 6:30pm

Attendance: Joseph Distel, Mike Drinkwater, Lori Matlack, Deena Poulsen, Karen Wright and Deb Neal (via phone)

Excused absence: Debby Gomberg

Guest: Phases 4-5 developer, Blake Matthews updated the Board with progress on both Phase 4 and plans for tennis court/pickleball courts. Blake measured the current tennis courts, and one tennis court can easily accommodate four pickleball courts, all running north-south as desired. One tennis court will be retained for tennis. One contractor gave a quote and recommended an asphalt overlay. This may be a quick fix. However, two other contractors bid a concrete overlay (4") with pre-stretched cables or 2' square rebar mats making it a more durable fix. The Board and Blake Mathews will consider the options and come up with a long-term solution. Also, Blake suggested that a high-quality basketball backboard and hoop be installed on one end of the tennis court for those unit owners that would like that. The Board has recommended that hours for use of the courts be daytime hours only and that there be no lighting (minimize the impact of court use on adjacent or nearby units). Like our pool, visitors can only use the court facilities with an HOA member. The goal is to start construction/rehab in the spring of 2026.

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

Approval of financials: Erin motioned approval of August, 2025 financials and Lori seconded. The financials were approved by all board members present.

The grounds contractor performed mowing, trimming, and edging for the grass in the common areas. 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 major irrigation design improvements to areas where the sprinkler heads do not provide adequate coverage of common area grass. He found a major leak on the north end of Larkspur and turned that zone off; he will reroute irrigation lines to cover that zone (the leak was in an area that could not be fixed without roadway or large tree removal). As a continuing 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 Reserve Study calls for repaving the Knollwood Condominium HOA streets in 2026. The Board is planning to do the repaving much like the reroofing – over several years, starting with the streets that need it the most. Based on the amount being deposited in the Reserve Fund annually, there should be Reserve funds available for the repaving project.

Future fencing replacement may be done using a similar plan. The Reserve Study calls for fence replacement in 2029. Fences will be repaired as needed until then.

The pool was closed after Labor Day and prepared for winter; the winter cover was installed. Thank you so much to the volunteers who did all that work. Thanks to Deena for heading up another great pool season.

Reinvestment Fee Vote Status: Erin stated there are 10 nays and 18 yeas. Reinvestment fees are to go directly to the budget to be used for the Knollwood common area (grounds, streets, buildings, etc.). This is standard practice in many HOAs

The Phases 4 and 5 developer began to install footings and foundations for the remaining four units on the west side of Nightingale. He completed framing for the first building on the east side of Nightingale and has almost completed the building on the northwest end of Nightingale. He still must do landscaping for the entry to Nightingale and units on the west side of Nightingale and install fences for those units. The approach to and major components of the irrigation system for the west side of Nightingale were reviewed and found acceptable.

The 2025 portion of the 2025 reroofing project started on 15 September and will continue for two weeks. Thanks to the unit owners who submitted the 2025 special assessment on time.

Mailboxes: The Board is considering replacing mailboxes with alternative boxes as needed. Our custom-made mailboxes are expensive to replicate. Another option is a group mailbox for every street, but may be costly. Research continues. Erin will check out and report back to the board.

Meeting adjourned at: 7:45pm

Next meeting: Wednesday, 10/15/2025 at 6:30pm