

Knollwood HOA Board Meeting Minutes-3-12-2025

Meeting called to order at: 6:33pm

Attendance: Joseph Distel, Mike Drinkwater, Lori Matlack, Deb Neal, Deena Poulsen. Excused absence: Debby Gomberg, Erin Ryser, Karen Wright. Community member present: Steve Markulin

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

Approval of February Financials: Deena moved to approve February 2025 financials. Lori seconded. February financials were approved by all present. Deb stated we still have 4 underpaid HOA dues by unit owners, and she is working on them get up to speed on HOA announced dues increase from 3 months ago.

The HOA is changing banks to First Community Bank from Golden West Credit Union to obtain better service and to eliminate the need for a personal guarantee from a Board member. Custom Payroll and Accounting will no longer be doing the HOA's accounting services as these will be done through the Welch Randall Property Management Company, with whom the Board signed a contract per the February Board decision to hire a property management company.

As a reminder to the HOA members, the new insurance deductible of \$25,000 will be effective 1 April 2025, and unit owner HO6 policies need to be updated to reflect the new deductible by then. The Annual Insurance letter was distributed to all unit owners in February with the necessary information.

The grounds contractor is continuing to plow streets, blow snow, and salt roads as needed.

Renew Homes is continuing to perform common area maintenance as needed and authorized – this continues to be limited by budget shortfalls. We should be able to expand what is done soon, since our operational funds are increasing with the monthly dues increase for 2025.

Property management update: Letters will be sent out from Welch Randall as to where to send future HOA Monthly dues and other important information. Please read and follow instructions on this and please read the monthly Board meeting minutes to stay up to date on happenings with the HOA which affect all residents.

Day for Board meeting: The Board will need to change the monthly Board meetings by a week to ensure that all financial reports have been received. Deb moved to change the monthly meetings to the third Wednesday at 6:30pm. Joe seconded, and this change that will be effective in April was approved by all.

Rules and Regulations 3rd Vehicle Parking Addendum: The Board decided to make the temporary Addendum permanent, since it seems to have worked well for those families needing parking for an additional vehicle. Deena moved to make the Addendum permanent. Deb seconded and this motion was approved by all.

Deena stated she's getting estimates for another pool cover. Jake's Pools will be helping with the opening of the pool. They did a good job last year and were cheaper than other quotes. The goal is again to be open for Memorial Day Weekend. We are still looking for another CPO to assist Deena in managing the pool. We have all-volunteer HOA member workers for daily opening and closing. If you have an interest in helping, it is not time-consuming and the more volunteers the easier it is.

Meeting adjourned at: 6:55pm

Next Board Meeting: April 16, 2025, at 6:30pm

Respectfully submitted by: Joseph Distel, Board Member