

Knollwood Board of Directors Meeting July 22, 2026

The meeting was called to order at 6:35 pm.

Attendance: Erin Ryser, Joe Distel, Deb Neal, Debby Gomberg, Karen Wright, Nan Dantz, Allen Dantz.

Update on Assignments:

Erin Ryser:

Reserve study - The Board voted to accept the reserve study. The reserve study will be uploaded to the AppFolio.

Annual Owners' Meeting (Sept. 26, 2026 at 10:30 am) - Documents including the agenda, financial information, a ballot for election of officers, and other meeting materials will be sent out to owners by **August 25** in preparation for the Annual Owners Meeting.

Erin reminded everyone to get their budget requests to her as we prepare to build the budget for the next year.

The ballot will also include a vote to approve the **2025 Annual Owners' Meeting Minutes**. A draft of the 2025 meeting minutes has been posted on AppFolio for owners to review prior to voting.

Phase 4/5 - Fence transitions are scheduled to start in backyards of Chukar.

Insurance Update - Erin anticipates an increase, as much as 18%-20%, in our HOA insurance rates. Amber, from Welch Randall, is helping us find an insurance company with better rates.

Deb Neal:

Maintenance - the maintenance requests posted on the AppFolio are being handled by Welch Randall. If other residents want to paint their fences, Deb will get more paint in the approved colors and place it in the clubhouse for them to use. The paint can only be used for fences.

Roof update - She informed the Board as to which buildings were scheduled to have new roofs this fall. She has contacted all the unit owners individually to let them know that their unit will get a new roof.

Chimney repair - Repairs will be made later this year to 3 units on Larkspur. All other repairs identified during the inspections will be done next year.

Debby Gomberg:

Fire mitigation - There was no update from State and local fire officials. But Debby offered to establish a committee to start cleaning out the brush in some of the wooded areas when the weather cools a bit.

Chimney inspections - There are only 3 units left to be inspected. Debby is trying to schedule these inspections during the time that some chimney repairs will be made this year so that the owners will be charged the reduced rate.

Karen Wright:

Landscape and Snow Removal - Sprinklers are continuing to be repairs as necessary. During this extremely dry season, lawns will be moved every other week. During the off weeks they will start trimming trees and bushes.

The underground leak on Knollwood is still a problem. A plumber came up and identified the issue as a broken pipe under the ground. He will give us an estimated price as to how much it will cost to repair it.

Budget - she is still under budget, but she feels that the repair on Knollwood could be very costly. At this point there is approximately \$17,000 remaining, and that has to cover the fall clean up and snow removal.

Joe Distel:

Asphalt report - The road repair is complete for this year. The patches should last several years which means we can delay a major road replacement for a few more years.

Nan Dantz:

Parking issues - Nan thanked all of the residents who have obtained long-term parking permits for vehicles parked in the guest parking areas. Thanks to everyone's cooperation, parking on Quail has improved.

Residents are reminded that **parking permits are available through AppFolio**. If you plan to have a guest park in the guest parking area for more than a few days, please let Nan know. If you have any questions about parking or parking permits, please text/call Nan and she will be happy to help.

The Board also discussed the ongoing challenge of accommodating larger vehicles that do not fit inside garages and will continue exploring possible solutions.

Tree removal - Nan is getting a bid to remove the dead tree on Knollwood and Ridgedale.

Allan Dantz:

Pool - **Volunteers are needed to open and close the pool the second half of August**. Thanks to all the people who have been helping this summer.

Board Discussion Items:

Committee on CCRs update - The committee has identified a few areas needing to be updated on the Amended Declaration of Condominium, the Bylaws, and the Administrative Rules and Regulations. There are a few places where one document contradicts another, so those areas need to be clarified. We will work with our lawyer to finish those updates. Even small updates such as these will require the owners to pass those changes with a 2/3 majority. The Administrative Rules and Regulations will be updated to include additional changes. This document requires Board approval.

Green Space Behind Knollwood Drive – Several owner's received a request from a neighboring property owner (not a Knollwood resident) to clean up the green area between their property and the rear yards of the homes at the end of Knollwood Drive.

Before any work is scheduled, the Board needs to determine ownership of the property. If the easement is owned by the City, maintenance is the City's responsibility. If it is owned by the Association, Knollwood will be responsible for its upkeep. Nan will research the property records to determine ownership, and the Board will decide on next steps once that information is available.

Budget Update - The board discussed the various budget areas and determined that we are doing well at this point in time.

Budget for 2027 - Erin is asking the Board members to prepare the budgets for their areas of responsibility for the 2027 year. The Board will meet for a work session on August 5 to prepare for the September 26th Annual Meeting.

Action Items:

June Financials Vote- The Board discussed the financial reports for June. Erin moved to approve and Deb Neal seconded. The motion passed.

Electronic Vote to approve the June minutes - the minutes were approved on July 4, 2026 by electronic vote.

Approvals of architectural requests on AppFolio - Marrero Remodel - replace main floors porch deck railing to metal railing, remove existing TV and satellite dish, add an additional skylight with metal flashing for waterproofing, and remove three roof vents that were no longer used. These requests were approved through the approval process in AppFolio.

Budget Balances as of June 30:

Checking Account: \$69,241.99

Savings Account: \$132,941.02

Reserve Savings: \$81,711.64

CDs: \$155,181.04

The meeting was adjourned at 7:35.

Erin Ryser, President

Joe Distel, Vice President

Deb Neal, Treasurer

Debby Gomberg, Secretary

Karen Wright, Member

Nan Dantz, Member

Allen Dantz, Member

Important Announcements:

Please pay your \$3000 assessment for the roof by September 1.

Please plan to attend the Annual Owners' Meeting Saturday, September 26 at 10:30 am at the Pleasant Valley Branch of the Weber County Library. The address is 5568 Adam's Ave, Ogden UT 84405. A packet of materials will be sent to you via email in preparation for the meeting.