

Knollwood HOA Board of Directors Meeting August 26, 2026

The meeting was called to order at 6:34.

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

Updates and Reports:

Erin Ryser - Legal/Insurance, Phase 4/5

Phase 4/5 - Erin reported that the developer cannot finish the fence transitions between Chukar and Nightingale because Weber Basin Water has blocked the project due to a no-dig order on an easement. Bronco Fence, the fence installer, is slow to respond and is holding up the progress. The earliest realistic completion date is the end of September.

Digging is underway on lots 71 and 72. Landscaping on Nightingale corners is planned for fall. Unfortunately, Blake will not be able to attend the annual meeting.

Insurance - Good news. We were expecting a large increase in the cost of our premiums. Condominium insurance rates are going up because of the skyrocketing cost of construction, fire risk, the fact that fewer companies are willing to write policies for condominiums, and the age of our buildings. But we got good news. We will only increase by \$5000 for the year. We will stay with the same company.

Deb Neal - Maintenance - mailbox, streetlights, fences, paint, facials

General Maintenance - Welch Randall has handled the maintenance requests submitted with very few backlogs this month. Deb Neal has placed paint in the clubhouse for those who are painting their own fences. This method of fence painting seems to be going well.

Roof Update - Deb Neal has sent emails to the people whose roofs will be replaced this fall. The roofing project will start September 15, and she will get a more precise schedule to the affected unit owners next week. The roof assessment collected this year and last year will cover most of the cost of the new roofs, but it's possible some extra money from this year's budget will have to come from the reserve account due to the increased cost of materials. The original bid from Revive Roofers included possible increases each subsequent year due to the increase in the price of materials.

Debby Gomberg - Fire Management

Chimney inspections - Debby reported there are only 2 chimneys that still need to be inspected, and they will get done in the next few weeks when Kelly Piersanti comes to do some chimney brick repairs.

Goats - Erin asked Debby to research the idea of having goats come into our wooded areas to reduce the underbrush in the wooded areas as well as the tall grass and weeds. Determine if there are any down sides including costs. Removing the underbrush and other dry vegetation will significantly help reduce our fire risk. Debby will also investigate other creative ideas to help mitigate the fire danger. She will report back at the next meeting.

Fire Index - Debby reported that Knollwood is not included in the the Utah's high risk fire map, so there will be no fees at this time. Erin asked Debby to investigate what is meant by "fire index" and how that might affect the fire risk at Knollwood and/or our insurance rates related to fire risk. She will report back at the next meeting.

Karen Wright - Landscape/Snow Removal/Irrigation

Sprinkler update - Karen reported that the big leak on Knollwood was determined to be an irrigation problem, and it has been fixed. Landscapers were still digging there to install a new line to pressurize the system properly to ensure the problem doesn't happen again. The cost of the new line could be estimated to be \$3200.

Budget - Repairing all the problems with the irrigation system might cause Karen to go over her budget. She feels we will be OK if we don't need much snow removal in November and December.

Joe Distel - Pool/Clubhouse/Courts, New Roads -

Joe reported that some of the patches to potholes on our streets failed. The contractor, Top Job, had assured Joe that this new type of repair patch would hold for a few years. They are coming back to fix the problem in the next couple of weeks as the weather cools.

Nan Dantz - Street Captains, Parking

Parking issues - Nan is going to maintain an accurate list of people with 3rd car variances.

Tree Maintenance/Removal - Nan will develop a list of dead trees that need to be removed in common areas. Unit owners will need to be responsible for removing dead trees in their own private yard areas. She is also going to get bids to remove tree branches away from the roofs and exterior walls of our buildings. She will prioritize which ones to do first based on need.

Allen Dantz - Pool

Allen reported that the pool will close Tuesday, September 8, the day after Labor Day. Volunteers are needed on Saturday, September 12, to winterize and close the pool for the season.

Board Discussion Items:

Green area behind Knollwood Drive - Erin contacted Ogden City and the Enbridge gas company to determine who actually owns the property. The gas company stated they may have had an easement on that strip of property, but they have abandoned it if they ever had an easement. The neighboring property owner has requested the area behind Knollwood be cleaned up of vegetation, but county maps show that the neighbor owns a portion of the land and Knollwood owns the other half. Erin will contact the neighbor and inform them that we will clean up our part of that property, but he will have to clean up his own property.

Packet for the Owners Annual Meeting - After reviewing the document and making a few minor changes, we determined the packet was ready to be sent out to all unit owners.

Preparation for the Owners Annual Meeting - Erin assigned each of the Board members an area to present at the annual meeting.

Financials and Action Items

Deb Neal provided a report on the budget and answered any questions that were raised. Erin moved that we approve the budget, and Joe seconded the motion. The motion PASSED. Deb also asked that we note that the financials are updated on Welch Randall only after the Board approves them.

The Board briefly discussed the budget for 2027. Concerns were raised that they our buildings are aging and costs for repair and maintenance may increase in the future. But there will not be a need to raise the monthly fees for the 2027 year. Monthly fees will remain at \$500/month.

Action on Architectural Requests on AppFolio:

1. Markulin unit on 4977 Quail - requested to place a container storage in the public parking area during garage renovation from Aug 20 to Sept 8. APPROVED.
2. Wilson unit on 4882 Knollwood - requested to replace a TV antenna with a newer modern one on their roof. APPROVED WITH CONDITIONS. If the roof leaks, it will be their responsibility to fix the leaks.
3. Wilson unit on 4883 Knollwood - requested to change the landscape on the corner to Knollwood and Ridgedale. They asked to remove shrubs and the dying Douglas fir and replace it with a drought tolerant conifer and drought tolerant perennials. They agreed to pay for this change and to maintain it in the future. APPROVED.

Budget Balances as of July 31:

Checking	\$80,980.39
Savings	\$160,830.58
Reserve	\$88,517.80
CDs	\$155,181.04

(Welch Randall will not update these financial reports on AppFolio until after the Board of Directors approves them.)

The meeting was adjourned at 7:43 pm.

The next meeting will be Wednesday, September 23, 2026 at 6:30 pm.

Erin Ryser - President
Joe Distel - Vice President
Deb Neal - Treasurer
Debby Gomberg - Secretary
Karen Wright - Member
Nan Dantz - Member
Allen Dantz - Member

Announcements

Annual Meeting September 26, at 10:30. Sign in begins at 10:15.

Please return the ballots included in the packet for the Annual Meeting to Debby Gomberg key Sept. 14.

Please break down cardboard boxes before putting them in the recycling bin. This ensures there is plenty of space for other residents' recycling materials.

If you want to paint your exterior fences, there is paint in both colors available in the club house. Please return unused paint to the clubhouse when you're finished.

We need volunteers to help winterize the pool by putting on the winter cover and putting away all the furniture. Please help Allen and his team Saturday, September 12, at 9:00 am.

Please note that the irrigation schedule will change. Watering will be reduced to 2 times a week.

Updated Knollwood Directories are posted on Welch Randall AppFolio.