

Knollwood HOA Board Meeting Minutes April 22, 2026

The meeting was called to order at 6:29 pm

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

Action Items:

Minutes from last meeting: The minutes were approved by electronic vote on April 7, 2026.

Financials: Deb Neal reported the balances of all HOA accounts. The spring clean up done by Yard Masters ran over the amount planned in the annual budget, but we can make up that amount from other areas including categories like the snow removal budget. Deb and Amber, from Welch Randall, both feel our financial situation is good. Deb Neal moved to approved the financials and Karen seconded the motion. The motion passed.

Erin asked all Board members to report at each Board meeting on the budget categories for which they are responsible.

Architectural Approvals: The following architectural requests were approved through AppFolio

March 26: Poulsen request for board and batten around wall and one bedroom,

April 10: Lee request for a new garage door

April 24: Godfrey request for a new steel deck railing

April 20: Gomberg request for a new garage door

Updates and Discussion Items:

Erin Ryser:

Reserve Study: Amber sent a draft to Erin who had several questions, but she will send it out to the full Board soon. The Board will hold special meetings as work sessions to discuss the plans in the reserve study at a later date.

Insurance outlook - bids and resources: The insurance landscape has stabilized following updates to federal regulations from Fannie Mae and Freddie Mac. Our policy is set to renew on September 1. Welch Randall and Erin will start gathering bids in June. Do to the age of our buildings and our designation within a fire-prone zone, we expect premiums to rise by at least 20%.

List of Responsibilities to Amber for contact: Erin wants more effective organizational procedures. When Amber needs answers or approvals for specific issues, she will contact the Board member responsible for the budget category involved rather than to go to Erin or to the Board as a whole. If the issues requires full Board approval for a specific issue, the Board member initially involved will ask to add the item to the Board agenda.

Solar lamp Sample: Erin is still waiting for the new lamp to be delivered so the Board can consider this as an option to replacing the street lamps that are broken.

Deb Neal

Paint: Some unit owners would like to paint their own fences and mailboxes, and the Board greatly appreciates their help. Deb Neal will have paint available in the proper colors at the clubhouse with a checkout sheet. Hopefully, this system will make it easier for unit owners.

Fences: Deb is getting bids for fences that need to be replaced which will match the fences of phase 4/5 units.

Deb Gomberg

Fire Management: We are still waiting for Ogden City to contact the HOA to do a site assessment.

Karen Wright

Landscape/Snow Removal: Karen has been working with Yard Masters to ensure they do their work up to the high standards she has set for them as we work through this first year together.

Spring Clean Up: Spring Clean Up has started. Yard Masters has been working hard to identify all the problems with the sprinklers, which had many many problems. We're making progress!! There are some places where new sod may be necessary, but we will not consider it until the fall because of the need for the extra water necessary for the sod to grow. **Green waste from the Spring Clean Up will be picked up Friday, May 1.**

Tree Removal: Yard Master does not have the equipment to handle large tree removals. If homeowners would like a tree removed from their front or back yard, Welch Randall can provide a list of recommended tree removal companies. Trees located in common areas will be evaluated by the HOA and scheduled for removal as the budget permits.

Joe Distel

Old Shed Removal/New Shed: Joe is getting bids for site prep and sheds.

Pothole repair: Joe needs a list of all the potholes that need to be repaired this year.

Nan Dantz

Street Captains: Nan is very please with how the street captains are doing. They are able to help residents and give answers to questions with accurate information. The Board appreciates the work of these valuable volunteers.

Allen Dantz

Pool: **The winter cover will come off Saturday, May 2. Volunteers will be needed to help.** The Pool company will come May 4 to clean the pool water and prepare it for opening. Weber County will inspect the pool on May 11.

Important Announcements

Save Water! We will do all we can to conserve water during this year of severe drought. A fine may be imposed on unit owners who use more water than allowed. Most Ogden residents will have lawns that aren't as green as we would like.

Paint is available in the clubhouse for those who want to paint their own fences mailboxes.

The roof assessment of \$3000 is due September 1 - not the end of the month. And thanks to all of you who have already paid.

Mark your calendars for the Annual Meeting, which will be held on Saturday, September 26.

Please help us remove the winter cover from the pool Saturday, May 2.

Join our Knollwood Book Club that meets the 3rd Tuesday of each month. Contact Deb Neal for details at 801.391.2345.

Spring Clean Up is still going on. Greene waste can be placed in the coned off parking areas on each street. The green waste will be picked up this Friday, May 1.

The next Board of Directors Meeting will be held Wednesday, May 27, 2026 at 6:30.

The meeting was adjourned at 7:30 pm.

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