

Knollwood Board Meeting Minutes March 25, 2026

The meeting was called to order at 6:30 PM.

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

Action Items:

Approval of the Feb financial reports - After a brief discussion, Joe moved to approve the financials and Karen Wright seconded. The motion passed.

Updates and Discussion

Erin Ryser

Account totals/budget categories balance – Erin asked that all Board members report on the budgets for which they are responsible to explain expenditures at each meeting and to better track budget totals. Amber will assist in the preparation of these reports.

Phase 4/5 – drawings and approve fence for NE corner of Nightingale - Erin reported a few changes requested by the contractor for Phase 5 including moving the street further east thus relocating some of the structures. Those changes were approved and Blake will submit to the City.

Reserve study update - Deb and Erin have received a draft of the reserve study and will prepare a final draft for the full Board soon.

Insurance issue options for lenders - Karen has identified a lender who will make loans available for some of our residents, but it will depend on the type of loan needed for the purchase. In the meantime, Amber, from Welch Randall, and Erin are working to find other insurance options including secondary market providers.

Facebook page – great aerial pics of neighborhood - Check it out!!

Bid for electric wiring for street lamps - Erin reported an earlier bid was for approximately \$20,000 to rewire the street lamps, and that does not include the cost for any damage to the streets caused by the workers. This solution may be too expensive.

Solar lamp sample - Erin found a solar alternative that is estimated to cost somewhere around \$8500 for around 25 lamps and installation. There would be no damage to any streets with this solution. She has ordered one for the Board to consider since the appearance of the new lamps would be different from the round spheres we currently have. She will have the solar lamp by the next board meeting.

Deb Neal

Dates for chimney inspections, email to owners to detail need and process – one street per week for interested owners. Street captains organize - Deb Neal will set up dates for each street to get the chimneys inspected and we will let owners know through email.

Erin talked to Brock at Revive about working on a bid for fascia replacement – roll out like roofs - Erin suggested that metal fascia might be easier to maintain and that a phased in approach might be workable. She is looking for additional bids.

Start date for roof replacement 2026 will be Sept 14th. Details will be announced later.

Deb Gomberg

The Ogden City Fire Marshal provided information regarding actions unit owners can take to mitigate wildfire danger around their unit. That information will be posted on AppFolio.

Karen Wright

Water restrictions – sprinkler repair, water schedule – Yard Master is developing a new schedule for irrigation to conserve water and prevent runoff. **Water restrictions will be in place**, and there was a short discussion about the possibility of assessing a fine for violations of the water restrictions, although no decision or vote was taken at this time.

Knollwood Spring Clean Up - Suggested dates for HOA Spring Clean UP Day in Mid April. Suggested dates were Saturday, April 18 and April 25. Street captains may help identify needs including mailboxes that need repainting and lamp posts that need repainting. Residents can also help clean their yards and common areas of brush. Areas will be identified on each street for green waste deposits and Yard Masters will pick up the waste and haul it away after the project is complete.

Joe Distel

Joe recommended that HOA streets be patched this year rather than completely resurfaced, and that the money be used for other maintenance issues that have been delayed for the past few years.

Shed tear down/new build by pool - Joe reported that the shed is in serious disrepair, and that a new one be built to replace it. He recommended a larger one closer to the pool fence to accommodate pool furniture and umbrellas as well. He is working on bids/cost.

Nan Dantz - Street Captains- There was nothing new to report.

Allan Dantz – Pool

Pool opening – Allen is now certified as a Certified Pool Operator. He will get together with Deena to made the necessary arrangements to open the pool. There was a discussion about opening the pool earlier, but the unpredictable weather and cost of heating the pool lead the Board to continue with the traditional opening date of Memorial Day weekend.

The meeting was adjourned at 7:58 PM.

Date of next board meeting will be Wednesday, April 22nd at 6:30pm

Important Announcements:

1. The \$3000 roof assessment fee is due September 1. Work on the project to replace roofs for this year will begin September 14.
2. Spring Clean Up Days are scheduled for Saturday, April 18, and Saturday April 25. Details will be sent out later.
3. Expect water restrictions this summer due to the lack of snow. Details including a new irrigation schedule will be announced later.

Erin Ryser, President

Joe Distel, Vice President

Deb Neal, Treasurer

Debby Gomberg, Secretary

Karen Wright, Member

Nan Dantz, Member

Allen Dantz, Member