

Knollwood HOA Board Meeting May 27, 2026

The meeting was called to order at 6:31 PM.

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

Discussion Items:

Erin Ryser:

Reserve Study: Erin sent a copy of the new reserve study to all Board members for review. She stated that the cost for the study was \$1600 and has been paid. The Board discussed the fact that the study didn't really provide as helpful a roadmap as to how to handle future expenses as the Board had hoped.

Erin has asked Deb Neal, Allen Dantz and Debby Gomberg to form a committee to update and amend the Knollwood HOA CC&Rs in order to clarify and amend them to better serve our community in the future. This committee will work closely with our attorney who will provide guidance and direction. One consideration is to clarify what owners and the HAO are each financially responsible for. Our buildings are 50 years old, and it may be prudent to move some of the financial responsibility for the exterior of our buildings to the owners in order to prevent the need to increase monthly dues or large assessments.

Nan shared several ideas as to how other HOAs are finding necessary funds for large expenditures outlined in reserve studies. Some HOAs require the home owners to pay for maintenance issues related to the exteriors of their homes. Another HOA asked for an annual payment of \$1000 in addition to the monthly dues to help cover the costs of expensive maintenance. Still others assess a reinvestment fee to accumulate addition funds.

Insurance: Welch Randall will assist Erin in finding a new insurance carrier later this summer. Unfortunately, Erin said they expect the premiums to increase next year by at least 20%. She will keep the Board informed.

Solar Lamp Sample: Board members agree that the new solar lamps replacing the non functioning ones on Partridge and Quail are very good. Erin suggested we purchase new ones for all the entrances for uniformity. **VOTE:** Erin moved to purchase 14 lamps for a total of approximately \$2900, but Karen seconded the motion with an amendment to postpone the purchase until the end of the fiscal year to ensure we have enough money to cover the costs. The amended version of the motion passed.

Update on the Kellerstauss property line: Erin reported that the big trees have been removed and he will plant new ones to serve as a visual barrier to his property. The sawdust in the area will be spread around and serve as mulch.

Comcast's update: Comcast had asked earlier to have access to the grounds in order to properly take care of their cable lines, burying lines underground and removing inactive lines. The work they plan will be done in the first few weeks of June. Comcast claims they will "make sure it looks good".

Deb Neal:

Maintenance issues: The handyman has been working on the general maintenance issues including fences listed on the AppFolio. No invoices have been submitted yet for that work, therefore, no budget update is available in this category.

Deb Gomberg

Fire Mitigation: She heard back from Brandon Parr, the Ogden City Fire Marshal, who stated they are still waiting on more information. He said,

One ongoing challenge is that the state inspection checklist and the inspector qualification process are still in the early stages of development in response to HB48 and HB41. On a positive note, the legislature has adopted the 2024 International Wildland–Urban Interface Code, which will take effect on May 6, 2026. This updated code is significantly more comprehensive than the 2006 WUI code previously in place.

He also sent a more comprehensive website: <https://www.nfpa.org/education-and-research/wildfire/firewise-usa>. He'll get back with us when he knows more.

Erin mentioned that the fire hydrants on our property need to be inspected every year. Deb Neal will schedule those. She also asked Debby to see if our fire risk rating could be lowered if we put in an additional hydrant.

Chimney Inspections: An email was sent to all owners with information about the inspections and an offer for the opportunity to sign up for times to have Soot and Cinders do them. We have 20 units scheduled for inspections. Two units need to have their chimneys repaired, so they will be inspected at the time of the repair. Wednesday, June 3 is completely full, June 10 is mostly full. **There are plenty of openings later in the summer, so please sign up if you haven't already.**

The cost of any repair to the inside of the chimney or caps is the responsibility of the homeowner. Any damage to external brick work will be the responsibility of the HOA.

Karen Wright: Karen reminded everyone that the process of finding all the broken pipes and fixing all the issues of the irrigation system will take more time. Yard Masters is working very hard to locate all the problem areas. **If homeowners identify a problem with irrigation, they should report it to Karen Wright AND place a small white flag in the area of the problem. White flags are located in the club house for this use. Yard Masters will return the flag to the club house when the the work is complete.**

During dry weather, Yard Masters will mow the grass every other week to allow the grass to develop deeper roots and stay healthy. They will weed common areas on the weeks they are not mowing.

It was discussed that there are trees that are old and need to be cut down. The HOA will work on identifying those trees and get bids to remove them over time.

Yard Masters completed the Back Flow Report and it has been submitted.

Deb Neal wondered if the landscape category is over budget. Karen stated that the budget has several budget categories for landscape issues, and that she is spending within those budget limits.

Joe Distel:

Joe reported that we probably will not be able to afford the new shed this year we had hoped for. Erin suggested that he still get a quote from the developer of phase 4/5 for gravel base for a shed in the future if only to obtain a "ballpark" figure.

Joe is expecting a bid from the asphalt contractor for repairs to the potholes in the streets. The contractor spoke of a new repair system that may be cheaper and save us money for a few years called "mastic patch". He expects that bid soon, and will report to the Board as soon as he gets it.

Nan Dantz:

The street captains are doing well, although they don't have a lot to do now.

Nan will be the Board member responsible for parking issues. **Home owners are asked to contact Nan to report parking issues and violations.**

Allen Dantz:

Pool: He has spent \$4041 so far of the pool budget. Unfortunately, we have lost 3 umbrellas this year to high winds. **We need more volunteers to help open and close the pool. Note that it usually takes two people to open and close the pool.**

Action Items:

Vote to approve the purchase of solar street lamps. Please see above under Erin's discussion item.

Financials: After hearing the reports of expenditures and budgets earlier in the meeting, Deb Neal moved to approve the April financials and Nan seconded. The motion passed.

There was a discussion about possibly paying HOA Board members a small stipend for their service to the community. No decision was made, and at least two people stated they would donate any stipend they may receive back to the association.

At the end of the meeting, Leslie Maltby, a Knollwood resident, mentioned that any type of stipend would need to be "grossed up" to cover the additional costs of social security and state/federal taxes. The Board appreciated her comments."

The meeting was adjourned at 8:15 PM.

Account balances reported at this meeting include: Checking - \$109,051; Savings - \$74,425; Reserve - \$73,339; CDs - \$154,868.

Next meeting is June 24, 2026 at Karen Wright's home.

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

Announcements:

- 1. September 1st is the deadline for payment of the roof assessment.**
- 2. Homeowners whose back yards look bad may be approached to improve the appearance of their yards. The names of people they can contact for weeding or cleaning the area will be provided.**
- 3. All chimneys need to be inspected every 5 years. If you need to schedule an inspection, you can contact Debby Gomberg at debgomberg@gmail.com. June 3rd and June 10th dates are full, but all other Wednesdays in June and July are available.**
- 4. Watch out for wildlife, including snakes on our grounds. Animals are coming down out of the mountains in this extremely dry weather for food and water. A mountain lion and a rattle snake have been observed this spring, so keep an eye out for your children and pets.**

