

**Knollwood HOA Board of Directors' Meeting Minutes
September 23, 2026**

The meeting was called to order by 6:38 by Deb Neal, who presided in Erin's absence.

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

Updates:

Erin Ryser - Legal, insurance, phase 4/5

Erin sent a message to Deb Neal stating she hoped to develop a new Board responsibility to check the Welch Randall app now called FolioSpace to ensure that all information was up to date and accurate.

There was no new information at this time regarding Phase 4/5.

Deb Neal - maintenance: mail boxes, street lights, fence, paint, facia

Roof update - All roofs for this year are done, and the process has gone well. There were a few hiccups, but all were resolved.

Painting fences - Deb had purchased 10 gallons of paint for unit owners to use to paint their own fences. She felt this method worked well, that several owners had used the paint which had been placed in the clubhouse for their use. **She will bring the remaining paint to her home for the winter so it is stored properly.**

Debby Gomberg - fire mitigation

Erin had asked Debby to check on the cost and effectiveness of using goats to graze in the areas that overgrown and present a wild fire risk. Debby reported that the cost may be more than was previously thought. Goats would take, at a minimum, 6 days to remove 3 acres of underbrush. The cost for that many days could be prohibitive. Also, Ogden City does not allow for goats or other livestock in the city, so the city codes may also prohibit goats. Joe said he knew a guy who might be able to bring goats, but he had no information at that time regarding cost. No decision was made.

Karen Wright - Landscape/Snow removal

Irrigation and Watering - Fall shutdown will be October 1-15. Final mowing will be October 27.

Fall Cleanup and Winter Salt- Yard Masters will do their fall cleanup later than we have had previously in order to collect the last of the leaves to fall.

There will be approximately 7 salt containers placed on the streets for residents to use when it snows. Erin asked if there should be one placed on Nightingale. She also suggested that the 2 placed on Partridge be located further from Ridgedale to discourage non residents from taking salt from our bins. No decision was made.

We will be billed differently for snow removal this year. We will be billed for 8 pushes therefore the winter with additional costs if there more pushes are needed. She also pointed out that the cost to shovel snow from driveways and walkways is more expensive than the cost of pushing the snow off the roads and parking lots. Would we ever consider asking unit owners to remove their own snow from their driveways? Other board members discussed the possibilities of having Yard Masters remove snow from the large driveways if there ever was a time to ask unit owners to do their own smaller driveways. No decision was made.

Landscaping and Weeding - Karen suggested some ways to reduce costs to weeding in the common areas and limited common areas in order to save enough money to do an additional shrub/tree trimming service. No decision was made.

3-Year Contract - Karen stated that Yard Masters proposed a 3-year contract. Although it would provide more predictable budgeting, our CCR's state that contracts must be reviewed every year. If their contract proposal would include an annual review, this contract might work. No decision was made.

Joe Distel - Pool/Clubhouse/Courts upgrade, Roads

Joe reported that Top Job will return to fix the failed patches soon.

Nan Dantz - Street Captains, Parking

Nan requested that if the street captains will be asked to help with a community project, they be asked at least 2 weeks in advance. It was difficult for them to help gather votes for the Annual Meeting on such short notices.

Allen Dantz - Pool

The pool is closed for the season. And the water has been turned off in the clubhouse. Sinks and toilets do not work during the winter.

Discussion Items:

Final preparation for the Annual Meeting - Deb Neal asked if every board member was prepared for their presentation at the Annual Meeting. Everyone seemed to be fully prepared. Joe asked if there could be a second mic so everyone at the meeting or online could hear the questions from the audience.

Action Items:

Financials - Deb updated the Board regarding the current financial situation. She explained that the CD was cashed in to pay the roof invoice to Revive Roofing. There were no questions. Allen moved to approved the budget and Joe seconded the motion. The motion passed.

Architectural request online -Steve and Shaina Markulin requested a small storage pod be allowed to be parked at the end of Quail while they refinished their garage floor update. The request was approved.

Architectural request online - Mike and Sarah Wilson, on Knollwood, asked to replace the old TV antenna on their roof with a new one to improve TV reception when watching local programs. The request was conditionally approved requiring Wilsons to cover the costs of any leaks in the roof due to this change.

Architectural request online - Mike and Sarah Wilson, on Knollwood, requested to beautify the landscaping where Knollwood and Ridgedale meet. They would like to replace old shrubs and plants replacing them with drought tolerant plants and flowers. This project might take more than one year to complete. There would be no need to make any changes to the irrigation system. And they agreed to pay for the project. The request was approved.

The next monthly Board Meeting date has not been set yet. Several of the Board members will be gone on the regularly scheduled meeting date. We will notify residents as soon as a date has been set.

The meeting was adjourned at 7:32 pm.

Financial Totals:

Checking Account: \$97,711.13

Reserve Savings: \$360, 497.92 (this includes the money from the cashed in CD)

Savings: \$96,821.20

Erin Ryser, President

Joe Distel, Vice President

Deb Neal, Treasurer

Debby Gomberg, Secretary

Karen Wright, Member

Nan Dantz, Member

Allen Dantz, Member