

KNOLLRIDGE TOWNHOMES ASSOCIATION
BOARD OF DIRECTORS MEETING
Minutes of March 9, 2023

PRESENT:	Neil Goluba David Burkes Brian Rossiter	President Vice President Secretary Treasurer
ALSO PRESENT:	Keith Lammey	Association Manager
ABSENT:	None	

Owners Open Forum

There were no non-board member owners present, thus there were no owners open forum comments.

The meeting was called to order at 10:13 AM by Neil Goluba.

Approval of Minutes

A **motion** was duly made by Neil Goluba and seconded by David Burkes to approve the minutes of the December 8, 2022 Board of Directors meeting. *Passed Unanimously.*

Manager's Report

Keith Lammey, Association Manager, submitted a written report including the January 2023 financial statements. A **motion** was duly made by Neil Goluba and seconded by Brian Rossiter to approve the financial report through January 2023 as prepared. *Passed Unanimously.*

The large past due account that is at Western Law Group was discussed including the fact that the owner's wages are being garnished weekly thus the balance is now nearly paid current.

New Business

Review/Approve Roofing Bids

The Association Manager shared the two roofing bids from Gray Mountain Roofing. One bid was for re-roofing the fourteen storage buildings and one was for re-roofing two of the four-unit garage buildings.

Following a brief discussion regarding that the garage buildings didn't have missing shingles but several of the storage buildings had missing shingles, a **motion** was duly made by David Burkes and seconded by Brian Rossiter to accept the Gray Mountain Roofing bid to re-roof the fourteen storage buildings and to defer re-roofing the two four-unit garages buildings until a later date. *Passed.*

Review / Approve Fencing Bids

The Association Manager presented the three fencing bids. The Taylor Fencing bid was for replacing the fencing behind buildings 5 and 6 with #2 or better cedar fencing and the other two bids from Valley

Wide Fence and Deck were for Standard Series vinyl fencing behind buildings 5 and 6. Of the two bids, one was for white vinyl and one was for Khaki fencing. The Khaki fencing was \$498 more than white fencing. A discussion developed regarding a) the dislike of “just plain white” fence vs. Khaki fencing and b) how much more would it cost to install the Signature Series Espresso fencing. No bid had been requested or obtained for the Signature Series Espresso fencing.

The board directed the Manager to obtain a bid for the Signature Series Espresso fencing.

Reserve Fund Investment

The Association Manager explained that one of the Association’s three CD’s at Edward Jones would mature in May 2023 and that, prior to its maturity, he would consult with the Board regarding reinvesting all or part of the funds.

Other Business

There was no old or other business to be discussed.

Adjournment

With no further business to come before the Board, a **motion** was duly made by Neil Goluba and seconded by Brian Rossiter to adjourn the meeting at 10:47 AM. *Passed.*