The Reserve at Knollwood Annual Town Hall Meeting

October 27, 2021 @ 1900 via ZOOM

Board Members in attendance: Richard Mullin (P), Donny Hill (VP), Brian Davis (T), Crista Vogler (S), Brittany Leliaert, Joey Nowicki, Dane Hildebrecht.

Rich opened the meeting at 1900 via ZOOM with a welcome. Rich discussed Milton Township information from the board. This includes a roundabout in the works for 2022-2023 near Gumwood & Redfield Road.

Donny Hill delivered the road report. Donny explained that the Stateline gate has been inoperable due to the wiring from the keypad to the operator being faulty. Serious repairs are needed for this gate and we are awaiting parts that have been delayed due to COVID-19 manufacturing and shipping issues. The gate has been left open for EMS entrance, in the event of someone needing emergency care. The repairs will be made to the gate as soon as possible.

Donny also stated that repairs will be made to the roads in the Spring of 2022, due to the damage that we anticipate from the snow plows this Winter.

Brian Davis delivered the financial report and explained each line of the document in detail.

We did have a few unexpected costs this year, such as an irrigation pump for Ironwood area $2200. Electric wiring was completed at the Redfield gate for $1500. Lastly, the board approved a cleanup at the Ironwood Gate late Summer for $3,000. The Road project loan is paid in full and the neighborhood is currently out of debt. We do need to save extensively for a road replacement in the next 10 years. Potholes will be fixed as they appear. Brian also explained that the list of projects for Spring 2022 is to remove the diseased trees in front of the neighborhood and possibly replant healthy trees. The 2022 budget is expected to raise enough funds to begin this project. We also have a few smaller projects for landscaping that Pablo will complete in the Spring (Old Post erosion repairs, entrance cutbacks and replanting at Ironwood and Redfield).

Crista Vogler delivered the ACC report. Crista discussed procedure for ACC submissions. She offered details on how to submit your lot line drawing with your request. The new email for ACC projects is listed on FB & the website. It is submitmyproject@zohomail.com. Projects will be approved in 90 days at the latest. Roofing projects for leaks and repairs will be approved quickly with a description of the project and photo or sample of the shingle. Other larger projects require ACC & Board Approval.

Everyone should remember to take care of the road in front of their property for leaf removal. This will ensure that roads stay as dry as possible and hopefully make them less slippery with the rain.

Reminder to watch your speed and remind holiday visitors that our speed limit is 25 mph. We have a lot of walkers and children riding bikes.

Crista Vogler delivered the Social Committee Report. Reminder that Table Trick or Treat event begins October 31, 2021 at 1730 and will end approximately at 1930. Please have tables at the end of your driveway with treats for our little ones.

The Halloween home decorating contest will be being judged by the HOA Board the last few days before Halloween, so be sure to put your lights on at night if you have them. Most social events have been on hold due to the pandemic. Crista is interested in offering either an in person or zoom CPR class for heart health month, which is Feb 2022. She encouraged members to send a text or email if interested to gather numbers for participation. Reminder given that FB is not official for board communication, but the website is up and running and should be up to date on events.

Please report light pole outages or repairs needed to Crista. Light pole #1 & #38 were mentioned in the meeting. The numbers on the light pole are generally painted on the bottom of the pole. Please reference that when emailing/calling Crista. She will then notify MEC for repairs.

A new resident suggested that we have a directory with neighbor information. This has been asked about in the past. Many residents have previously not been in favor of a directory. We will discuss at the next board meeting on what we would like to do about the request. Our new neighbor offered to assist with the project.

Rich Mullin added some final statements about Foegley Landscaping raising their rates for our neighborhood contract.

The Board unanimously approved the 2022 Budget.

The meeting was adjourned at 1946 by Rich Mullin.