



Knolls Committee Meeting
The Carriage House and Zoom
January 19, 2022
9:00 AM

MINUTES

Members Present: Gary Whelchel, Luc Brousseau, Amber Tompkins, Bea Trembath, Bob Mannino, and Cathy McKeever

Members Absent: None

CCMC Staff Present: Rebecca Hill, Community Manager, and Jennifer Campbell, Assistant Community Manager

Homeowners Present: None

Homeowner Forum: None

Other Anthony Marmino, Four Peaks

The meeting was called to order at 9:05 AM by Gary Whelchel.

Approve the October 6, 2021 Minutes

Motion: Mr. Mannino made a motion to approve the minutes from October 6, 2021. Mr. Brousseau seconded, motion carried unanimously.

Landscape Renovation Schedule

Notation: Four Peaks presented the six-year renovation plan for the Knolls.

- 93 Homes Per Year rotation
- 50,647 sq ft of non-turf area per year
- 1.16 acres of non-turf per year
- 200 tons of Granite 1" deep per year
 - @ 79.00 per ton = \$15,800.00
- 500 plants per year
- 5 Plants per home (50% 1 gal – 50% 5 gal)
- 250 1 gal @ \$9.25 = \$2,313.00
- 250 5 gal @ \$19.60 = \$4,900.00
- 15 trees 15 gallon @ \$145.00 = \$2,175.00
- Estimated annual cost \$ 26,000 - \$32,000



- April/May install schedule

Motion: No action taken

Preliminary Financials

Notation: Ms. Campbell reviewed the financials.

Motion: No action was taken.

Committee Roundtable:

- Research a renovation option for the single-family homes to include them in the six-year plan.
- Is it possible to tweak the renovation schedule to have it start in the area off Ranger Trail?
- Please provide the percentage the reserve account is funded at upcoming meetings.

Adjourn

There being no further business, the meeting was adjourned at 10:12 AM.

The next Knolls Committee meeting is TBD.

Respectfully Submitted,

Jennifer Campbell, Assistant Community Manager