

Knolls Estates Monthly Board Meeting
October 20th, 2021
Approved Minutes of Meeting

The meeting was called to order by Greg Gardner @ 6:05pm

1.) **Roll Call**

In attendance: Greg Gardner, Richard Jorge, Mary Nordeen, Tom Schaub, Michael George and Kathy Larecy from Centerpointe Property Management. Virginia George @2294 Eagle Lp., Peggy Schaub @2074 Culver Lp., Terry & Carole Wells @1827 Culver Lp., Chuck Caylor @2092 Culver Lp., Dian & Larry Cox @2066 Culver Lp., Garrett & Lacey Thun @2276 Scardi Blvd., Sharon Kelley & Steve Peery @1748 Scardi Blvd., Diane Stimac @713 Sandpiper Ct., Mary Wallace @716 Sandpiper Ct.

2.) **Rules of Order**

The Rules of Order were read.

3.) **Approval of Minutes from September 15th Meeting:**

Motion was made by Tom Schaub and seconded by Mary Nordeen to approve the September 15th, 2021 board meeting minutes. It was approved by unanimous vote.

4.) **Reports from Officers and Committee Chairs:**

A.) President – Greg Gardner

- I.) Reminder: No permanent parking of vehicles allowed on the streets. There are a few homeowners who continue to park on the road continuously.
- II.) Rumble strips have been installed in Phase II where most of the complaints regarding speeding occur; 3 on Culver and 1 on Divot Lp. The rumble strips are the best option as the Association cannot afford large speed signs. Mary Nordeen asked if we can't put some on Scardi. No, it's the City's road. Michael George said the strips are supposed to last approx. 15 years. Greg said he saw one driver slow down for the bumps. Tom Schaub said we may need to purchase more.
- III.) Chuck and his crew have the proper permits and have started burning piles of brush. Greg said he sent out an email to homeowners to forewarn them of the burning. Mary Wallace commended Chuck and his crew for their efforts in getting the brush under control. She has been worried about fire danger. Greg brought up to those in attendance that offering a place to put their brush after trimming would be a good idea. Chuck Caylor said that taking brush to the dump is very expensive and can be up to \$60 a trailer load. A spot behind the Association's storage shed in common area #10 would be made for homeowners to dump their trimmings and Chuck would then burn it. Those in attendance agreed

this would be a good idea. Absolutely no grass clippings, garbage or other household items would be allowed.

- IV.) RV's, trailers, boats, utility & cargo trailers etc. If homeowners need extra time than the 48 hours (2 days), just send an email to ske97479@gmail.com requesting additional time and the reason and the Board will respond. For the most part, we will ok additional time if known prior. The main reason behind this, is that the Board knows what to expect should other neighbors complain.
- V.) Dri-Z-Air has been purchased for the shed to minimize the moisture as there is paperwork and decorations in the shed in addition to tools.

B.) Treasurer's Report – Tom Schaub

- I.) Peggy Schaub said that October is disaster preparedness month. Greg Gardner sent out an email regarding some of the resources that are available should homeowners be looking for details on being more prepared in an emergency. Knolls Estates is an evacuation site for the City of Sutherlin in a disaster. She recommends a week worth of water and supplies. See Peggy for more details.

II.) Financial Reports

Total Operating Expense 2021 YTD	\$ 74,838.96
Total Reserve Expenses 2021 YTD	\$ 55,807.33
Total Expenses 2021 YTD	\$130,646.26
Total Operation Income 2021 YTD	\$ 97,051.70
Total NOI-Net Operating Income 2021 YTD	\$ 22,334.63
Total Net Income 2021 YTD	\$ (33,594.56)
Total Assets 2021 YTD	\$354,201.56

Tom explained that the operating loss was due to the road resurfacing projects. Overall finances of the Association are in great shape.

C.) Board Members – comments and Concerns

- I.) Greg Gardner said that the streets of Sandpiper, end of Scardi, Slazenger and Chi Chi are on the schedule to be resurphased next year. Perhaps Eagle Loop may be done as well, although that is the best street in the Association. There were too many construction projects on Scardi to resurphase that area this year.
- II.) Tom continues to keep up communications with Jerry at the City regarding the chevron signs on Dovetail Lane. The City is no longer considering fixing the speed sign that had broken earlier in the year...too expensive. However, they are anticipating 5 new radar signs with flashing lights and Tom has requested 1 to be saved for using on Dovetail Ln. The chevron signs are also still in the plans. Michael George would like to see a 40MPH sign between the golf course and Church Rd. on the highway, or possibly extend the double yellow lines. There will be an increasingly

larger number of people using this area as the housing construction continues. Mary asked if Evergreen will have 1 entrance? Yes, on Dakota St. Tom will continue to stay in contact with Jerry.

- III.) Greg reports that 2 water meters were recently given out. 4 more are spoken for with the new construction. Some of the older water meters are starting to go out. The newer meters are better made.

D.) Centerpointe Property Management – Kathy Larecy

- I.) No water shut off notices were necessary this month
- II.) Oregon JV LLC (MOB) all lots delinquent in fees. Total A/R \$19,875.21.
- III.) 6 homeowner late fees, HOA dues, non-compliance. \$2,585.52 total. \$1,852.21 is from one homeowner.
- IV.) Kathy continues to address non-compliance issues as they occur. 1 homeowner was sent a violation notice for a trailer.

E.) Welcome Committee – Tom Schaub & Mary Nordeen

- I.) Tom reports that the welcome committee is up to date on all the new homeowners.
- II.) August 1 – Sept. 15 No new home owners
- III.) 2021 New Lot Owners and Construction:
 - 1.) Lot #21 Joann Sandstede: 2210 Eagle Lp; empty lot
 - 2.) Lot #85 John & Suzzane Heselius: 1957 Kapela Ct; empty lot
 - 3.) Lot #90 Stan Smith: 1955 Culver Lp; empty lot
 - 4.) Lot #148 Tina Jefferson: 708 Slazenger; empty lot
 - 5.) Lot #151 Tom & Susan Lebengood; 1660 Scardi Blvd: empty Lot, plan to build
 - 6.) Lot #167 Joshua & Heather Waechter: 1772 Scardi Blvd: empty lot
 - 7.) Lot #130 Rick Griffith; 615 Arnie Ct; empty lot, plan to build
 - 8.) Lot #131 David Platz: 601 Arnit Ct; Artisan Homes; empty lot plan to build
 - 9.) Lot #132 Douglas & Kelly Miller: 602 Arnie Ct; empty lot
 - 10.) Lot #149 Richard Banducci: 1667 Scardi Blvd; empty lot
 - 11.) Lot #175 Susan Wyhoon: 1708 Scardi Blvd; empty lot
 - 12.) Lot #140 Tina Jefferson: 701 Slazenger Ct; new construction
 - 13.) Lot #150 Richard Banducci: 1659 Scardi Blvd; new construction
 - 14.) Lot #176 Austin & Alisha Slate: 1700 Scardi Blvd; new construction
 - 15.) Lot #146 Richard Banducci: 720 Slazenger Ct; new construction

F.) Design Committee – Greg Gardner

- I.) Projects submitted for approval: 0 Home, 2 fences, 1 shed. 3 projects approved.
- II.) 4 homes currently being built in phase 3

III.) County permits to continue builds are slow to receive. Tom asked about water run off issues on Chi Chi Ln. Greg continues to ask the contractor guys to weed-eat on the Chi Chi build.

G.) Common Area's Committee – Greg Gardner

Greg thanked all the homeowners that continue to volunteer their time working in the common areas and the gazebo park. Forest Stone mows areas down off Dovetail and Chuck mows up by the Association sign. Greg Good helps maintain common area #8. Homeowners are planting trees to help with erosion issues.

H.) Social Committee –Irene Bratton

- I.) Greg reports that the gazebo park area is being utilized by Homeowners. If homeowners want to reserve the park for weekends, email HOA: ske97479@gmail.com; just make sure to clean up after usage.
- II.) Upcoming events: Christmas decoration contest and Christmas golf cart parade.

5.) Owner Comments

- I.) Garrett Thun reports the homeless camp is gone.
- II.) Another homeowner in attendance reports that his RV will be on the premises for a couple of days coming up. Greg notated.
- III.) Others spoke that contractors have been speeding. Greg said that he has personally spoken to around 25 or so about slowing down.
- IV.) Greg reports he has spoken to a representative from the Dept. of Fish and Wildlife about the turkeys. There are only 2 options: do nothing or have them come out and 'thin' the herd. They won't trap any longer as it is not cost effective for them. Chuck Caylor reminds homeowners NOT to feed the turkeys.

6.) Meeting was adjourned at 6:48pm