

Knolls Estates Monthly Board Meeting
October 21, 2020
Approved Minutes of Meeting

The meeting was called to order by Greg Gardner @ 6:07pm.

1.) **Roll Call**

In attendance: Greg Gardner, Mary Nordeen, Jessica Cook-Lindsay, Richard Jorge, Michael George and Kathy Larecy from Centerpointe Property Management.

Homeowners in attendance: Chuck Brummel @547 St. Andrews Ct., Tom Schaub @2074 Culver Lp., John Lahley @2020 Culver Lp., Terry & Carole Wells @1827 Culver Lp., George Smith @2222 Eagle Lp., Chuck Caylor @2092 Culver Lp., Brian Cook @2086 Culver Lp., Diane Stimac @713 Sandpiper Ct., Dian Cox @2066 Culver Lp., Ray & Tammy Axton @2266 Eagle Lp., Sharon Kelley & Steve Peery @1748 Scardi Blvd., and Greg Henderson @703 Divot Lp.

2.) **Rules of Order**

Greg Gardner read the Rules of Order, noting that owner comments during the meeting were welcome.

3.) **Approval of Minutes from September 16, 2020 Meeting:**

Richard Jorge made a motion to approve the September 16th, 2020 board meeting minutes. Michael George seconded the motion. A vote was taken. Motion was carried to approve the September 16, 2020 board meeting minutes by unanimous vote.

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

A.) President – Greg Gardner

- I.) Greg spoke to the Sutherlin Police twice about a reader board to put up at Knolls reminding people what their speed is. They said that as soon as one is available, they could put one in the Association.
- II.) The Association has had 15MPH speed signs painted on the streets and fixing stop areas as a reminder to homeowners to slow down. Greg also spoke to the postmaster. Several homeowners have expressed a liking of the signs to Greg.
- III.) Divot Lp homes are being worked on. They are being funded by a new financial group, AIM. Greg wanted an ok from the Board to install a dumpster. The Board agreed. A question from a homeowner as to who will fill it. Greg said hopefully the workers will. Greg Henderson pointed out that there are trash bags inside the garages attracting rats. Greg Gardner said he threatened to call the Health Dept. Some homeowners have been picking up trash and the builders will be charged.
- iv.) Five homeowners have complained about the cars parked along the Association streets for an extended amount of time. An email went out to homeowners as a reminder that this is not allowed. Greg has had several responses. Greg feels that due to the fires and other special circumstances that there should be some temporary exceptions considered. Some leniency may be required at this time. Tom Schaub asked about Thanksgiving company. Perhaps we should put exceptions on NextDoor. Greg G. said he as been notified of some exceptions

and allowances are necessary on individual basis. John Lahley asked if new homeowners were aware of the rules. Greg said that the CC&Rs, bylaws are on the website.

- v.) The homeowner directory is 99.9% complete.
- vi.) Greg went thru and sorted hundreds of mailbox keys for phases 2 & 3. He made a diagram for easy referencing the future. There are keys for every empty lot and it shows what mailbox # goes to which homes. Greg asked the attendants if the Association should put in mailbox banks for phase 1. Many were in favor.

B.) Treasurer's Report – Peggy Schaub

- I.) Greg said Peggy was at a disaster preparedness meeting.
- II.)

Total Operating Expense YTD	\$ 65,074.65
Total Reserve Expenses YTD	\$ 35,910.09
Total Expenses YTD	\$100,984.74
Total Operation Income TYD	\$ 94,837.58
Total NOI-Net Operating Income YTD	\$ 29,762.93
Total Net Income	\$ (6,147.16)
Total Assets as of YTD	\$377,180.12

C.) Board Members – Comments and Concerns

- I.) Mary Nordeen asked if the blinds spots due to the trees were looked into. Greg says yes. Tammy Axton agreed that the new trees in phase 1 will get big and that will be a concern.

D.) Centerpointe Property Management – Kathy Larecy

- I.) Non compliance issues continue to be worked on. 1 house/property continues to be assessed fines monthly for yard/house violations. Other minor violations have been addressed. MOB lots continued to be fined.
- II.) Total A/R is \$7,358.14 as of 9/30. Most are from 1 builder. 1 water shut off notice sent. Owner has since paid. Between 1-4 shut off notices are sent each month in order to get water charges paid.

E.) Welcome Committee – Greg Gardner

- I.) September New Owners: Larry & Stella Dobson, 501 St. Andrews, Kellen & Chelsey Sherwood, 668 Divot Lp, Ella Saad, 1825 Culver Lp, Thomas & Tina Jefferson, 1684 Scardi Blvd

F.) Design Committee – Greg Gardner

- I.) Project submitted for approval for golf netting on Scardi Blvd

G.) Common Area's Committee – Greg Gardner

- I.) Burn permits were acquired to burn brush. The cost to dump the brush was cost prohibitive. Still a couple of homeowners called the fire dept. Members are encouraged to contact the board prior to calling the fire dept. for non-emergency concerns. Chuck Caylor stated that he has kept the fires small. Greg G. stated that the Board intends to keep the common areas up now that so much work has gone into them already.

H.) Social Committee –Greg Gardner

I.) No report.

5.) Owner Comments –

A.) Sharon Kelley stated she believed there was a homeless camp on the Alaskan/Sutherin property.

B.) John Lahley asked about the Turkeys in the community. Greg said that he had been working with the Fish & Game Dept. Greg does not want to trap; it has not been successful in the past. The F & G Dept. has considered thinning out the herd. There are pros and cons to that method. Chuck commented that the most important thing is to not feed them. Greg mentioned that he has seen lots of wildlife around. John said neighbor Forrest Stone saw a black bear.

C.) Mary Wallace commented that there needs to be more work trimming back bushes at the entrance sign. Others agreed and offered to help.

6.) Meeting was adjourned at 6:41 pm