

**Knolls Estates Monthly Board Meeting  
November 17, 2021  
Approved Minutes of Meeting**

The meeting was called to order by Greg Gardner @ 6:02pm.

1.) **Roll Call**

In attendance: Greg Gardner, Tom Schaub, Richard Jorge, Michael George, Mary Nordeen, Jessica Cook-Lindsay, and Jennifer Young from Centerpointe Property Management.

Owners in attendance: Candy Taylor @ 2077 Culver Loop, Dian & Larry Cox @ 2066 Culver Loop, Chuck Caylor @ 2096 Culver Loop, Joe Groussman @ 2044 Sawgrass, Virginia George @ 2294 Eagle Loop, Gary & Lonnie Lee @ 1829 Culver Loop, John & Diane Stimac @ 713 Sandpiper Ct., Mary Wallace @ 716 Sandpiper, and Pat Finley @ 616 Arnie.

2.) **Rules of Order**

The Rules of Order were read.

3.) **Approval of Minutes from October 20, 2021 Meeting:**

Richard Jorge made a motion to approve the October 20, 2021 board meeting minutes as presented. Mary Nordeen seconded the motion. A vote was taken. Motion was carried to approve the October 20, 2021 board meeting minutes as presented 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. If a vehicle is going to be parked on the street for more than 48 hours, contact Greg, another board member, or Kathy at CPM. Greg stressed the board is not so strict as long as there is communication, and a vehicle doesn't move for a week.
- II.) Rumble strips installed. (No discussion)
- III.) Burn piles are available to homeowners for brush, limbs, tree trimmings etc. No grass, dirt or trash from their properties. The burn pile is located behind the HOA storage shed in common area #10. A culvert is in the process of being added in the ditch in front of the storage shed then gravel will be placed over and on the side of the shed, for easier access to the burn pile. Homeowners can utilize the burn pile to avoid paying \$65 to take to the dump.
- IV.) RV's, trailers, boats, utility & cargo trailers etc. If a homeowner needs extra time than the 48 hours (2 days), send an email to [ske97479@gmail.com](mailto:ske97479@gmail.com) requesting additional time and the reason. The board will respond. For the most part we will ok additional time knowing prior.

- V.) Dri-Z Air is in the HOA storage shed to minimize moisture. This will protect the Christmas decorations. Since the weather has changing have used 1 jug per month.
- VI.) Board of Directors: Only one volunteer, Terry Wells out of 177 lots has stepped up to join the board. Deadline was November 11. Four current board members have added their names to the ballot prior to the deadline. To keep Knolls Estates from being dissolved and turned over to the city, there needs to be a Board. Without homeowners wanting to get involved, the HOA will be dissolved, all funds in accounts turned over to the city. We then have zero control over anything. Ballots deadline to return is Dec. 15 to Centerpointe Property Management, 508 W. Agee St. Roseburg OR 97471. Homeowners can print, scan, and email to [kathy@cpm4rent.com](mailto:kathy@cpm4rent.com). Ballots were emailed to all owners with emails, the ones without were mailed.
- VII.) December 15, 2021 is the Annual Knolls Estates Meeting. It will be held at Chuck Caylor's garage. It will have a Christmas theme. Volunteers to bring cookies, snacks, coffee, hot cocoa. Tom Schaub added there is \$695 left in the social committee budget. Some of that money for the Christmas Decorations. The Gazebo will be decorated for Christmas, Irene Bratton and Tammy Axton will help with that. Joe Groussman asked if this is the annual meeting? Greg responded that it is the annual meeting in combination with the monthly meeting. Greg said he check with Kathy at CPM and she said that is the best time. Joe suggests the bylaws be checked regarding when the annual meeting is to be held.

**B.) Treasurer's Report – Tom Schaub**

- I.) Disaster Preparedness – Peggy Schaub  
During the recent power outage, they found their generator wouldn't start. Generators need to be started monthly. Also, a reminder to know where your flashlights are. Greg concurred and told a story of when snowmageddon happened, he couldn't start his generator either. Tom Schaub suggests putting an additive in the gas. Peggy added to get to know your neighbors and what resources they may have.
- II.) Financial Reports
 

Total Operating Expense 2021 YTD	\$ 84,784.48
Total Reserve Expenses 2021 YTD	\$ 56,307.33
Total Expenses 2021 YTD	\$141,071.81
Total Operating Income 2021 YTD	\$109,511.65
Total NOI-Net Operating Income 2021 YTD	\$ 24,747.17
Total Net Income 2021 YTD	\$(31,506.16)
Total Assets 2021 YTD	\$356,127.78
Total Expense VS Budget YTD	\$ (1,847.19)

Joe Groussman asked if there can be a line item for water maintenance? As this is money that can't be spent unless it is for the water lines. Greg said there is a line item. Joe asked that it become part of the financial reporting. Greg explained a lot of money was spent on the roads. It is important to monitor and maintain the condition of the roads. If they need to be repaved that could cost +/- \$400,000.

**C.) Centerpointe Property Management – Greg read for Kathy**

I.) Knolls Estates unpaid charges total: \$22,044.05

II.) Oregon JV, LLC lots are delinquent: \$19,660.00

Greg has spoken with the owner Jeremy. Joseph Russi and Mid Oregon Builders are no longer involved with the lots. Jeremy told Greg he needs money for the improvements and when the properties are sold, they will pay the money owed to Knolls. The homes on Divot need to have the decks redone, they have been red-tagged. (It's a good thing Knolls has cleaned out the valley behind) When asked if the Knolls Estates lawyer has been consulted. Greg said he has consulted Dan McKinney and Derek Simmons in addition to his personal lawyers. He was advised to not lien the Oregon JV LLC homes/lots. Greg gave a summary of the history with the Oregon JV LLC lots and other issues stemming from Joseph Russi owned properties. There is an area referred to as the triangle by the golf course and dog park owned by Russi. He put a road in that goes to Scardi without approval and was fined \$20,000. It is coded to build only 2 houses. Russi's intention with the road is to have a right of way to Scardi. They have tried to negotiate, and Greg has said no, so it is an emergency only road. Additionally, Alaska Sutherland Knolls has property from the water tank to common area 10. They would like to put 85 homes there. They took out the plans to put a road to Stearns and want access to Scardi as well. Greg said he has been told he is standing in the way of progress. He has offered to sell them common area #10 for \$400,000, to continue discussions regarding the road. Joe Groussman said Dovetail to Stearns is an industrial area.

III.) No water shut offs sent to owners

IV.) There are 3 homeowners with balances that include dues, late fees, and non-compliance fees: \$2384.05. There is one homeowner with a total of \$1,997.21 and that lot does have a lien.

**D.) Welcome Committee – Tom Schaub & Mary Nordeen**

I.) October 1 to November 10, no new homeowners

II.) Lot #21 Joann Sandstede: 2210 Eagle Loo; empty lot

Lot #85 John & Suzzane Heselius: 1957 Kapela Ct.; empty lot

Lot #90 Stan Smith: 1955 Kapela Ct.; empty lot

Lot #148 Tina Jefferson: 708 Slazenger Ct.; empty lot  
Lot #151 Tom & Susan Lebengood; 1660 Scardi Blvd; empty lot w/  
plans to build  
Lot #167 Joshua & Heather Waechter: 1722 Scard Blvd; empty lot  
Lot #130 Rick Griffith: 615 Arnie Ct.; empty lot w/ plans to build  
Lot #131 David Platz: 601 Arnie Ct.; empty lot w/ approved plans to  
build  
Lot #132 Jeffy & Sharon Johnson: 602 Arnie Ct.; empty lot  
Lot #149 Richard Banducci: 1667 Scardi Blvd; empty lot  
Lot #175 Susan Wyhoon: 1708 Scardi Blvd, empty lot  
Lot #140 Tina Jefferson: 701 Slazenger Ct.; new construction  
Lot #150 Dick Baldacci: 1659 Scardi Blvd; new construction  
Lot #176 Austin & Alisha Slate: 1700 Scardi Blvd; new construction  
Lot #146 Richard Baldacci: 720 Slazenger Ct.; new construction

**E.) Design Committee – Greg Gardner**

I.) No new projects have been submitted for approval. Four homes are currently being built in phase 3.

**G.) Common Area’s Committee – Greg Gardner**

I.) Will continue to address the common area as needed. Still specific areas that need to be addressed when the weather permits. Will burn the piles when weather turns to rain. Greg has been keeping the workers busy trimming in all the areas of need. Big thanks to all the homeowners that are helping keep our community looking amazing.

**H.) Social Committee –Greg Gardner**

There will be a Christmas decoration contest in December.

**5.) Owner Comments/Discussion**

**A.)** An attendee asked why the City would get the money Knolls has, and why couldn't it be divided up between the owners. Greg and Joe confirmed the owners would not get the money, the Association would be dissolved, and Knolls Estates money would go in to the City fund as they would then become responsible for maintenance.

**B.)** In response to a question asked about an update on the development on Dakota St. and the intersection at 138: The DOT has investigated installation of a traffic light and has determined there is not enough traffic. Even though a medical center is under construction and the driving range of the golf course is going to be developed into multi-family residential units. Greg did some research and found out it cost \$1.25 million to put in a traffic light. Regarding the hope of installing a light at Dovetail, the City has 3 chevron signs and one is for Dovetail. They are on backorder. Tom Schaub added the City is buying six radar flashing signs, Knolls is getting one for Chi Chi and Eagle Loop. A request has been submitted to reduce the speed limit to 40 mph at the golf course to Church Rd. Joe G. said

that is a state hwy and the City cannot make those changes. Tom asked Joe, since Joe is a sitting City Council Member, who do they need to talk to about this. There have been 3 deaths. Joe said he would bring it up at the next Council meeting.

**C.)** Greg made a couple more final announcements. Regarding road maintenance, next year Sandpiper, Slazenger, Chi Chi, and Scardi cul de sacs, and Scardi to Cougar Canyon will get done. There was a delay due to the construction. Eagle Loop is the best road, and it will be the last one to get done.

**D.)** The trees that were planted on Culver have been moved and planted in the park. The county wanted to cut them down. Their reason was the trees would grow in to the power lines.

6.) Meeting was adjourned at 7:05pm