

**Knolls Estates Monthly Board Meeting**  
**November 18, 2020**  
**Approved Minutes of Meeting**

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

1.) **Roll Call**

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

No homeowners were in attendance due to a rise in Covid 19 cases in the County.

2.) **Rules of Order**

Greg Gardner did not read the Rules of Order.

3.) **Approval of Minutes from October 18, 2020 Meeting:**

Peggy Schaub made a motion to approve the October 18<sup>th</sup>, 2020 board meeting minutes. Richard Jorge seconded the motion. A vote was taken. Motion was carried to approve the October 18, 2020 board meeting minutes by unanimous vote.

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

**A.) President – Greg Gardner**

- I.) Greg gave update of Divot Loop construction homes as it relates to the Association.
- II.) MOB has additional fines due to lack of cleanup around those properties. Some homeowners have cleaned up the trash. One homeowner who has made numerous trips to the dump has been reimbursed by the Association. Those fees have been charged to the corresponding MOB lots. Their current balance with Knolls is \$6,720.00. Michael George said he thought he heard work resuming on the property on Chi Chi Ln.
- III.) Chuck Caylor has installed 4 dog waste stations throughout Knolls Estates purchased by the Association. One in phase 1, and 3 in phase 2. None in phase 3 at this time. Homeowners are encouraged to pick up after their pets and we are hoping this helps that effort.
- iv.) All the burn piles in the Association are done, except for 1. Greg also mentioned the crack seal on the roads have been done and the 15MPH signs have been painted on the roads.
- v.) There will be no Annual Meeting in December due to Covid. Greg Gardner will send out group emails to all the homeowners who have email with a year-end synopsis. The next meeting will be in January. The meeting place is still up in the air because the community room is charging \$200 a meeting due to all the special cleaning they have to do, due to Covid.

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

- I.) Peggy continues to work on the Community-wide disaster preparedness plans. She passed out paper packets which include DVD's which outline how to organize the community response to a potential disaster. The preparations

have been slowed greatly due to Covid and some people's reluctance to getting to know their neighbors.

II.)	Total Operating Expense YTD	\$ 75,605.21
	Total Reserve Expenses YTD	\$ 37,017.65
	Total Expenses YTD	\$112,622.86
	Total Operation Income TYD	\$108,908.94
	Total NOI-Net Operating Income YTD	\$ 33,303.73
	Total Net Income	\$ (3,713.92)
	Total Assets as of YTD	\$379,479.46

**C.) Board Members – Comments and Concerns**

- I.) Greg Gardner questioned whether phase 1 is interested in having their own group mailboxes like phases 2 + 3. He has spoken with the Postmaster. It would be roughly 2K for a 16 slot bank and \$1600.00 for a 12 slot. There are 51 lots in phase 1. This would be the price uninstalled. Richard Jorge said he would not be interested. Peggy said her old neighborhood had one and they were more secure. She is in favor of pursuing the issue. Greg will send out an email to the phase 1 homeowners to gage their level of interest.

**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. This homeowner has been in contact with Greg and Centerpointe and an offer to suspend fines for Dec-Feb has been accepted, given a promise to get certain violations taken care of. Other minor violations have been addressed. MOB lots continued to be fined.
- II.) Total A/R is \$7,626.12 as of 10/31. Most are from 1 builder. 3 water shut off notices sent.
- III.) One homeowner on St. Andrews has already notified Centerpointe that they may have a motorhome on the property for the Thanksgiving weekend.

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

- 1.) Mike Walters has bought Joy Mathews home on Scardi. 1825 Culver Lp has been bought by Ella Saad and 1684 Scardi Blvd has been bought by Thomas & Tina Jefferson (empty lot). Greg was asked if homeowners can walk on golf course paths after golfing hours have closed. Richard Jorge says the golf course is not insured for this. The AirBnB site has been taken down by the house in phase 1.

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

No new plans submitted

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

- I.) Burn piles, except for 1, have been completed. There will be more clean up of commons next year. There is still more cutting of scotchbroom in common area #8, herbicide to purchase, etc. But from here on out, it is mostly maintenance, versus major projects.

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

I.) Greg anticipates the Christmas decorating contest to still happen again this year.

**5.) Unfinished / New Business**

1.) Greg inquired if the street sweeping needed to be scheduled again soon due to all the leaves. Those in attendance agreed it is best to wait until December after all the leaves are bare.

**6.) Meeting was adjourned at 6:55 pm**