

**Knolls Estates Monthly Board Meeting**  
**January 15, 2020**  
**Approved Minutes of Meeting**

The meeting was called to order by Joe Beador at 6:05pm

- 1.) In attendance: Joe Beador, Richard Jorge, Tonie Hamrick, Greg Gardner, and Jennifer Young from Centerpointe Property Management.  
Owners in attendance: Donna Pagel @ 2277 Eagle Loop, Peggy and Chuck Brummel @ 547 St. Andrews Ct., John and Maureen Blakely @ 1799 Culver Loop, Dian and Larry Cox @ 2066 Culver Loop, Mary Nordeen @ 2274 Eagle Loop, Bill and Pam Westphal @ 2083 Culver Loop, and George Chambers @ 2090 Culver Loop
- 2.) Joe Beador did not read the rules of order.
- 3.) **Approval of Minutes from November 20, 2019 Meeting:** Richard Jorge made a motion to approve the meeting minutes as presented from the November 20, 2019 meeting with no corrections. Greg Gardner seconded the motion. A vote was taken. Motion was carried to approve the November 20, 2019 meeting minutes as presented with no corrections by unanimous vote.
- 4.) **Reports from Officers, Administrators and Committees:**
  - A.) **President – Joe Beador**
    - i) Ray and Tammy Axton (who generated the reserve study) have agreed to spend time with the new board to review the study.
    - ii) There is a credit on account at Young’s Nursery for the replacement trees on Scardi.
    - iii) Joe read the Director Commitment Form and left for board members to sign.
    - iv) Joe has the mailbox keys, “help and OK” signs, and maps for phase 2 and 3 he will pass on to new board.
  - B.) **Treasurer Report – Russ Mock (not in attendance) Read by Joe Beador**

December 2019 Net Income, YTD budget	\$ 5,300.00
December 2019 Net Income, YTD actuals	\$ 21,611.73
KEOA Total Net worth	\$ 380,278.40

AND NOT DEBT!
  - C.) **Welcome Committee: Judy Beador -Not in attendance – Report by Joe Beador**

Five new owners have received a welcome letter and gift certificate to Crystal Creek.

    1. Mike and Jennifer Lee @ 1756 Scardi Blvd
    2. David and Sheila Smith @ 2076 Culver Loop
    3. Dale and Carolyn Nielsen @ 523 St. Andrews Ct.
    4. Patricia Finley @ 616 Arnie Ct.
    5. Bruce and Kelley Crump @ 680 Divot Loop

- D.) Design Committee: Chuck Caylor – Not in attendance – Report by Joe Beador**
- i) Gate was approved at 1789 Scardi Blvd
  - ii) New home build approved at 1692 Scardi Blvd
- E.) Common Areas Committee: Marty Lerner – Not in attendance – Report by Joe Beador**
- i) The blackberries have been removed from behind 2286 Eagle Loop and along the east side of Dovetail Ln. across from Eagle Loop.
  - ii) The water drainage issue at Mike Parker’s driveway at 2293 Eagle Loop has been improved but not completely resolved. Found the storm drain near his property, but it was clogged so water was getting diverted. Need to get into the rocks on the other side of the driveway and put a drainage pipe.
- F.) Social Committee: Irene Bratton – Not in attendance – Report by Joe Beador**
- Christmas Decorating Contest Winners:
- 1<sup>st</sup> Place: Greg Gardner of 707 Slazenger Court
  - 2<sup>nd</sup> Place: Greg and Sherri Good of 1966 Kapela Ct.
  - 3<sup>rd</sup> Place: Mike and Summer Shelton of 2237 Eagle Loop
- G.) Centerpointe Property Management: Jennifer Young**
- i.) Observations from the December 31, 2019 drive through.
    - Tarp on roof
    - Wood fence/gate needs repair
    - White box trailer in driveway
    - The foliage on the corner of Divot and Innsbrook is causing a blind spot when pulling out of Innsbrook on to Divot
    - Mismatched paint on garage, lawn mower in driveway
    - Build has been complete for a while, should landscaping be done?
  - ii) Four water shut off notices were sent this month. As of 1/20/20 there is still one that has not been paid.
  - iii) Total delinquency as of 12/31/19 is \$2499.62
  - iv) Election Results:
    - Greg Gardner = 34 Votes
    - Tonie Hamrick = 30 Votes
    - Richard Jorge = 35 Votes
    - Al Olson = 30 Votes
    - Peggy Schaub = 30 Votes
- 5.) Transition Board Meeting to 2020-2021 Board of Directors**
- A.)** Joe Beador presented a comprehensive report to the new board. This report includes how to handle administrative procedures and owner issues.
  - B.) Officer Nominations**  
Tonie Hamrick was elected as President and Peggy Schaub was elected as Secretary/Treasurer by unanimous vote.

6.) **Unfinished Business:**

A. Tonie expressed the importance of the Reserve Study and will make it a priority to understand it. He is also going to get on planting the replacement trees before spring is underway.

7.) **New Business:**

A. Tonie asked for a motion to set up a Gmail account for the HOA's correspondence. The communication would stay in the Gmail for future boards. Greg Gardner made a motion to open a Gmail account dedicated to HOA business only. Richard Jorge seconded the motion. Motion was carried to open a Gmail account dedicated to HOA business only by unanimous vote.

B. **HOA Storage**

Tonie is going to be looking into a storage shed that can be installed on a common area, on a concrete pad, with lighting, and waterproof. This shed will store all of the association's "stuff". Includes landscaping equipment, tools, files, etc.

8.) Meeting was adjourned at 6:45pm

