

**Knolls Estates Monthly Board Meeting
January 19, 2022
Approved Minutes of Meeting**

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

1.) Roll Call

In attendance: Greg Gardner, Tom Schaub, Michael George, Mary Nordeen, Terry Wells and Kathy Larecy from Centerpointe Property Management.

Owners in attendance: No homeowners in attendance as meeting was held virtually with Webex.

2.) Rules of Order

The Rules of Order were not read.

3.) Approval of Minutes from December 15, 2022 Meeting:

Tom Schaub made a motion to approve the December 15, 2021 board meeting minutes as presented. Michael George seconded the motion. A vote was taken. Motion was carried to approve the December 15, 2021 board meeting minutes as presented by unanimous vote.

4.) Reports from Officers and Committee Chairs:

A.) President – Greg Gardner

- I.)
 1. Terry Wells welcomed to the board. Mary Nordeen suggested the Board host a meet and greet.
 2. Terry Wells makes a motion to accept the 2022-23 Board members as Greg Gardner, President, Tom Schaub, Secretary/Treasurer, board members Michael George, Mary Nordeen and Terry Wells. Mary Nordeen seconded. A vote was taken and the motion was carried to approve the 2022-2023 Board of Directors and officers stated.
 3. Greg stated that the 2018 Schedule of Fines and Late Fees and the 2018 Rules and Regulations can be updated to reflect the change of the year 2022. Terry Wells made a motion to adopt the 2018 Rules and Regulations and the 2018 Schedule of Fines and Late fees to be updated to 2022. Mary seconded the motion. A vote was taken and the motion passed by unanimous vote.

B) Treasurer’s Report – Tom Schaub

I.) Financial Reports	YTD		BUDGET
Total Operating Expense 2021 YTD	\$98,771.28	VS	\$97,419.00
Total Reserve Expenses 2021 YTD	\$56,551.97	VS	\$45,500.00
Total Expenses 2021 YTD	\$155,323.25	VS	\$142,919.00
Total Operating Income 2021 YTD	\$130,822.21	VS	\$136,204.00
Total NOI-Net Operating Income 2021 YTD	\$32,090.93		
Total Net Income 2021 YTD	\$(24,501.04)	VS	\$(6,715.00)
Total Assets 2021 YTD	\$363,496.50		

- II.) Kathy will work with Tom to develop the 2022 annual budget. A short discussion followed regarding the road work budget line item. It was felt that \$50K would be a good guestimate based upon the resurfacing needs and more rumble strips.

- III.) Michael mentioned he knows a guy you might be available to shovel snow if necessary in the future. However, it was not felt that putting those expenses in the budget was necessary.

C.) Board Members – Comments and Concerns

- I.) Tom states that the chevron signs are on Dovetail Ln and they look good. The radar sign is coming. He will follow up with the flashing light at Hwy138 Dovetail.
- II.) Greg stated that 2 letters were sent to engineer Steven regarding the Jake brakes on the freeway. Tom will talk to the City regarding striping on Dovetail. Michael said street reflectors are \$5 apiece. He would like to see permanent reflectors on Scardi and Dovetail. Paint would be a better way to go than striping. Terry Wells asked how far apart do the reflectors need to go? Michael says 20'-30'. Mikael says the striping only needs to be in the middle, not each side. Tom asks do we need approval. Greg says no. Tom will talk to the City about painting stripes.
- III.) Mary Nordeen says she saw 70-80 wild turkeys in the middle of the road and they left behind a big mess. Greg reiterated that he has spoken with the Dept of Fish & Wildlife and they don't have a lot of options shy of shooting them and some homeowners would not like that. He will talk to them again.
- IV.) Terry Wells says he and his wife have an idea for a summer potluck.

D.) Centerpointe Property Management – Kathy Larecy

- I.) No new drive-thru issues
- II.) KE unpaid charges total: \$24,338.83
- III.) Oregon JV LLC all lots delinquent \$24,338.83
- IV.) No water shut offs sent to homeowners
- V.) 3 homeowner late fees, dues, non-compliance \$2,578.83, \$2,296.91 is from one homeowner

E.) Welcome Committee – Tom Schaub & Mary Nordeen

- I.) 1 new homeowner, 2280 Dovetail – Michael & Patient Roberts
- II.) Arnie Ct., Lot 131 – pouring foundation, getting ready to build

F.) Design Committee – Chuck Caylor & Greg Good

- I.) No new projects submitted for approval
- II.) 4 homes currently being built in phase 3, 1 home in phase 2

G.) Common Area's Committee

- I.) Greg states that the common area behind divot houses are mostly cleared. Brush piles will be burned as weather permits. Common area #10 was used by many homeowners to dump their Christmas trees
- II.) A trench for potable water was dug and now there is a spigot at the gazebo park
- III.) Tree stumps will be cut behind common area #10
- IV.) There are blackberries to address along the sidewalk across from Forrest's property.

H.) Social Committee: Irene Bratton, Sandi Riley & Tammy Axton

- I.) Knolls Estates Christmas decoration contest had great participation and was held on December 17th. Judges were Scott & Brook Campbell, Terry & Carole Wells and Sandi Riley. Congratulations to all the winners, all the decorations in our neighborhood looked amazing. First Place: \$50.00 George & Joyce Chambers. Second Place: \$40.00 Ray & Tammy Axton. Third place: \$30.00 Greg & Dede Henderson. Honorable Mentions: \$25.00 Phase 1; Carley & Irene Bratton. Phase 2; Russ & Danna Mock. Phase 3; Josh

& Heather Waechter. Judges for next year are winner's of the 2021 contest. Those homeowners that have won in the past years are ineligible, to give other homeowners a chance to win. These rules will be updated prior to 2022 contest.

5.) Meeting was adjourned at 6:40pm