

Knolls Estates Annual Board Meeting

February 15th, 2023

Approved Minutes of Meeting

The meeting was called to order by Greg Gardner @ 6:03pm

1.) Roll Call

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

Owners in attendance: Larry & Dian Cox @ 2066 Culver Loop, Gary & Lorrie Lee @ 1829 Culver Loop, Jim & Mary Dennis @ 1780 Scardi Blvd, Carole Wells @ 1827 Culver Loop, Tom & Peggy Schaub @2074 Culver Loop, Candy Taylor @2077 Culver Loop, Diane Stimac @713 Sandpiper Ct., David & Jackie Potestio, John & Anna Lahley @2070 Culver Lp., Tammy Axton @2266 Eagle Loop.

2.) The Rules of Order

The Rules of Order were read.

3.) Approval of Minutes from January 18th, 2023 Meeting:

The meeting minutes from January 18th were approved via email by Board members in January and posted on the website.

4.) Reports from Officers and Committee Chairs:

A.) President – Greg Gardner

- I.) 2023 hopefully will start off not as wet spring as 2022 which will cause the maintenance of the commons to be pushed into the later spring. Additional and multiple mowing's throughout the spring and summer might be needed. More brush removal of some common area will be needed, our 4-year plan is on track. Some additional burn piles in the commons will be needed, but not as many as in years past. More work will be done in Common Area #1 and by Forrest Stone's property.
- II.) We have some projects planned for our community. More details are coming
- III.) 2023 Operating budget. Tom Schaub made a motion to approve the 2023 proposed budget. Terry Wells seconded. Motion passed by unanimous vote.
- IV.) 2023 Rules and Regulations. Terry Wells made a motion to approve the 2023 Rules and Regulations. Tom Schaub seconded. Motion passed by unanimous vote.
- V.) Turkey issue. The Department of Fish and Game set up nets and baited turkeys in Common Area #9. A cannon net was set-up in the sign area also. They came back a second time and trapped a total of 38 turkeys. They were relocated to Tyee and east of Glide. Turkeys will leave if no one is feeding them. Tom Schaub asked if the ODFW will come back. Greg said we will be way down on the list but they will come back eventually. David Potestio asked if the goal was to be a turkey-free community. No, the goal is to lower the total amount of turkeys and protect property. Peggy Schaub asked if they charge for this. Greg says they haven't so far.
- VI.) Spectrum came and dug a trench 2' wide where the maple trees are along Scardi, damaging roots and broke water lines. They said they fixed the water lines, Greg says we will see when the weather improves. They filled in the trench but the dirt

needs spread out. The Spectrum technician admitted to being in a hurry to watch the Superbowl. David Potestio asked if there is an easement for utilities there. Greg said there is, but no notification was given and no permission. Spectrum will be billed if trees die. John Lahley asked why they didn't dig up higher. Others responded that it was too hard.

B.) Treasurer's Report – Tom Schaub

I.) Financial Report	2023 Actual	2023 Budget
Total Income	\$9,335.18	\$133,815.00
Total Net Income	\$5,038.99	\$12,119.50
Total Expense	\$4,296.29	\$121,695.50
Total Assets	\$370,509.11	

C.) Board Members – Comments and Concerns

Tom Schaub

The City is prepping for next week's storm.

Terry Wells

1. Carol and Terry were walking and noticed the homeless camp. They called the non-emergency line and spoke with an officer. It was the same transient resident as before. He has moved. The police want to be called as soon as possible when residents see the homeless camp.
2. Terry also noticed some curb damage; one is in on Culver and another on Scardi. Terry asked if it is the HOA's responsibility? Greg says he is not sure about the latter. The damage on Scardi was not reported soon enough to charge the contractors.

Michael George

Eagle Loop will be sealed this year. The closest estimate at this point is May.

D.) Centerpointe Property Management – Kathy Larecy

2023 most noticeable drive through issues were curb appeal issues such as weeds, feeding the turkeys and lawns not mowed, etc.

1. 2023 KE Unpaid Charges Total: \$41,063.12
2. 2023 Oregon JV LLC (MOB) all lots delinquent in fees! \$36,708.00
3. No water shut off warning letters sent in January
4. 2023 Homeowner late fees, HOA dues, non-compliance. 4,355.12 total. Homeowners need to be current on payments. \$4,176.12 is from one homeowner.

E.) Safety Committee: Disaster Preparedness – Peggy Schaub

- I.) With the winter storm coming, remember to have at least 1 week of food supplies. Check dates on your food and make sure you have water, pet food and medications. Know your neighbors.
- II.) February 2023 focuses are; National canned food month, Winter safety and Valentines Day.
- III.) REMINDER: Disasters can happen anytime and Peggy suggests having an emergency backpack that can be used for traveling with essentials such as TP, blanket, bottle water, Band-Aids, whistle and flares just to mention a few. The real disaster is if you have not taken the opportunity to learn how to be prepared. If a disastrous event overwhelms or

delays the community's professional response, CERT members can assist others by applying the basic response techniques and organizational skills they learned during training. These skills can help save and sustain lives. Become a CERT member and learn how to help yourself, your family, your neighbors and your community. There was not one but it might be a good reminder to check disaster supplies and water (1 gallon per person per day) FYI 1/8 tsp of bleach will sanitize 1 gallon of water. Fire danger is always a focus. Most Important, a reminder to check on your neighbors. Earthquakes can hit in our area any time.

- IV.) On 6 February 2023, a powerful M7.8 earthquake struck Turkey's Gaziantep province near the Syrian border, killing thousands of people and injuring thousands more in Turkey and Syria. There have been multiple strong aftershocks, felt as far away as Lebanon, Cyprus, Iraq and Egypt. One of the strongest quakes to hit the region in more than 100 years, it has caused extensive damage of homes, businesses and infrastructure; the death toll is expected to rise as search and rescue operations continue. Turkey has declared a state of emergency and appealed for international assistance. There was also flooding in New Zealand recently.

F.) Welcome Committee – Tom Schaub and Mary Nordeen

- I.) No new homeowners in February
- II.) Lot 132 – Artisan plan to build. The original plan was too expensive due to the slope.
- III.) Diane Stimac asked if the new home has sold. Lot 131 had a sale pending but it fell through.
- IV.) Empty lot 151 at end of Scardi; foundation has been started

G.) Design Committee: Chuck Caylor & Greg Good

2023 Projects submitted for approval: 1 Homes, 0 fence, 0 sheds. Projects Approved 0.
1 home currently being built/completed: 1 home in phase 2.

H.) Common Area's:

Common Areas: Will continue to address the common area as needed. Most Burn piles have been addressed and mentioned in previous board meetings and all locations approved by Sutherlin fire Department. Big thanks to all the homeowners that are helping keep our community looking amazing. It has taken much more effort and time this year to keep the all the commons looking well. We have multiple projects planned for some of the commons. Plants in Common Area #1 will be replaced in 2023.

I.) Social Committee

2023 Knolls will participate in the garage sale, BBQ, 4th of July golf cart parade and Christmas decoration contest.

J.) Owner Comments

- I.) John Lahley said the Avery construction has plans for a 3rd phase. Asked where Dovetail stops. Scardi Blvd belongs to the City. The developer in 1994 signed Scardi over to the City. Greg explained there is not enough egress for the 3rd phase. Originally there was supposed to be access to Stearns Rd but that didn't happen. There's another subdivision planned by the water tower by another builder.

- 2.) David Potestio asked about the backflows. It was explained that they are required to be tested every year if you have an irrigation system. Each owner pays for their own test.
- 3.) Carole Wells commented the stop sign at the end of Divot is very faded. Greg is working on it.
- 4.) There are bob cat, bear scat and cougar that have been seen in recent years in the Knolls Estates community.

5.) **Meeting was adjourned at 7:07pm**