

**Knolls Estates Monthly Board Meeting
February 16, 2022
Approved Minutes of Meeting**

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

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 January 19, 2022 Meeting:

Mary Nordeen made a motion to approve the January 19, 2022 board meeting minutes as presented. Terry Wells seconded the motion. A vote was taken. Motion was carried to approve the January 19, 2022 board meeting minutes as presented by unanimous vote.

4.) Reports from Officers and Committee Chairs:

A.) President – Greg Gardner

- I.) Greg Gardner opened a discussion regarding the 2022 proposed budget. A few items were discussed. Tom Schaub made a motion to approve the 2022 proposed budget. Terry Wells seconded. A vote was taken and the motion was carried unanimously to approve the 2022 proposed budget for the HOA.
- II.) The decks on the Divot Loop homes are still being worked on. Working on the interior has resumed as well as some of the work was not up-to-code and had to be re-done. Greg expects For Sale signs to go up in the next few months. The Chi Chi house has been re-sided. Terry says trash needs to be removed, which is inviting rodents. Greg will send an email.
- III.) Greg hopes that next month's meeting will be in-person again, place TBA.

B.) Treasurer's Report – Tom Schaub

I.) Financial Reports	YTD	BUDGET
Total Operating Expense	\$6,213.75	\$102,655.50
Total Reserve Expenses	\$0	\$0
Total Expenses	\$6,227.88	\$102,655.50
Total Operating Income	\$8,050.72	\$136,260.00
Total NOI-Net Operating Income	\$1,836.97	
Total Net Income	\$1,822.84	\$33,604.50
Total Assets	\$366,497.52	

- II.) A notation is made on the operating budget that approximately \$50,000.00 will be spent on road repair out of the savings/MMA. \$45K for road repair and approx. \$5K for rumble strips.

C.) Board Members – Comments and Concerns

- I.) Tom Schaub states that Jerry at the City has not responded to his inquiries in the last couple of weeks. He may be busy. Tom has spoken with Steve, president of Fairway Estates and everything for the Jake brakes has been submitted to ODOT. Information gathering on the ODOT side has begun. The Chevron signs

look good. Tom is waiting on a reply regarding painting/reflectors on Dovetail. The speed sign on the highway is broken. When we get one, it will be put on Dovetail between Chi Chi and Eagle Loop. Terry Wells states that the radar sign by City Hall might be having problems as well.

- II.) Mary Nordeen states that there has been another accident at the Highway and Dovetail.
- III.) Terry Wells states that he and his wife are still thinking about the BBQ. It should be in the summer when the weather is nicer. Should it be catered? Tom likes the idea of a potluck. Terry says we need some sort of RSVP system, maybe charge \$5 and get that money refunded when you show up. Mary says this could turn some people off. Tom suggested 4th of July for the BBQ. Irene will not be coordinating the golf parade this year. Tom volunteered to organize this.
- IV.) Tom Schaub is concerned about the safety of the community as it is not gated. Reminds everyone that if you see suspicious behavior to report it.

D.) Centerpointe Property Management – Kathy Larecy

- I.) No new drive-thru issues
- II.) KE unpaid charges total: \$25,396.91
- III.) Oregon JV LLC all lots delinquent \$22,775.00
- IV.) One water shut offs sent to homeowners
- V.) 3 homeowner late fees, dues, non-compliance \$2,621.91, \$2,441.91 is from one homeowner

E.) Safety Committee: Peggy Schaub

- I.) Peggy's neighbor went down to the Sutherlin Fire Department and they have health packets and rapid covid tests.
- II.) The fire department also has a website to look up preparedness issues. There are emergency info refrigerator signs you can put up with helpful numbers for emergencies. Website: www.ci.sutherlin.or.us/index.php. You can also register with the FD with information about your home such as your security system and pets, etc

F.) Welcome Committee – Tom Schaub & Mary Nordeen

- I.) Mary & Tom are stopping by Saturday to deliver welcome gifts to the newest homeowners.

G.) Design Committee – Chuck Caylor & Greg Good

- I.) One new project (home) submitted for approval
- II.) 4 homes currently being built in phase 3, 1 home in phase 2
- III.) Lot #150 – currently owned by the Banducci's, no one living there

H.) Common Area's Committee

- I.) Greg states that the burn piles will start to be burned in the next 2-3 weeks. Despite some objections from homeowners, blackberries in common areas will be cut soon as well.

5.) Meeting was adjourned at 6:40pm