

**Knolls Estates Monthly Board Meeting**  
**February 19, 2020**  
**Approved Minutes of Meeting**

The meeting was called to order by Tonie Hamrick.

- 1.) In attendance: Richard Jorge, Tonie Hamrick, Greg Gardner, and Jennifer Young from Centerpointe Property Management.  
Owners in attendance: Peggy and Chuck Brummel @ 547 St. Andrews Ct., Dona Pagel @ 2227 Eagle Loop, Dian and Larry Cox @ 2066 Culver Loop, Mary Nordeen @ 2274 Eagle Loop, Donna Pagel @ 2277 Eagle Loop, Tom Schaub @ 2074 Culver Loop, Mike & Kathy Parker @ 2293 Eagle Loop, and Ray & Tammy Axton @ 2866 Eagle Loop.
- 2.) Toni Hamrick reviewed the Rules of Order
- 3.) **Approval of Minutes from January 15, 2020 Meeting:** Pam Schuab make a motion to approve the meeting minutes from the January 15, 2020 meeting with no corrections. Greg Gardner seconded the motion. A vote was taken. Motion was carried to approve the January 15, 2020 meeting minutes as presented with no corrections by unanimous vote.
- 4.) **President's Reports – Tonie Hamrick**
  - A.) **New Members**  
Tonie introduced and welcomed new homeowners Michael and Susan Jordan at 2286 Eagle Loop
  - B.) **New HOA Email Address:**  
Tonie has created a new email address dedicated solely for HOA business. The board will no longer have to use their personal emails. This email address will stay with the HOA including when there are new boards or board members.  
[Ske97479@gmail.com](mailto:Ske97479@gmail.com)
  - C.) **Trees at Youngs**  
The trees should be here in a couple of weeks. The trees will be the same age as the ones currently planted.
  - D.) **Shed Update**  
Tonie Hamrick and Greg Gardner both discussed the details of the new shed. The shed's purpose will be to store everything that belongs to the HOA's. Anything from tools to company records. The shed will be 12'x16', weatherproof and will cost about \$6800.00. It is going to be placed on common land at Scardi and Divot. Waiting on Pacific Power to come inspect for adding power and lighting to the shed. Also waiting on concrete bid. Parking area/driveway and pad for shed will all be concrete. Tonie estimates the completed project to cost approximately \$20,000.
- 5.) **Treasurer's Report – Peggy Schuab**

Owner's Trust Account	\$ 42,321.67
Money Market Account	\$111,380.09
CD Account	\$234,492.50
Total Assets	\$388,194.26

6.) **Centerpointe Property Management – Jennifer Young**

**A. Drive Through 2/12/20 Observations**

--2 White box trailers in driveways

--A blind spot has been created when turning left on to Divot at the corner of Innsbrook. The trees and shrubs have grown into the road.

--Mismatched paint on garage door

--715 Divot: weeds growing in place of grass on front yard.

--Landscaping not completed on two homes that are done building. They are allowed a year to get landscaping done. One lot purchased 1/29/19 and the other 6/14/18.

**B. Jake Brake Noise from Highway**

The Fairway Estates HOA is asking Knolls Estates if they will participate in signing the petition regarding the jake brake noise from the big trucks on I5. Tonie said for a while he made it his personal battle with ODOT and was basically told "wish you well in your endeavor". However, Knolls does want to participate, and Jennifer will give them the petition to sign. Peggy said she wouldn't mind going door to door.

**C. Delinquency**

--There was one water shut off notice sent

--As of 1/31/20 total delinquency was \$2469.84. Most of the delinquency is from one owner. This owner owes \$1890.00.

7.) **Member Comments:**

**A.** Chuck and Peggy Brummel met with Dennis Riggs, Sutherlin's Emergency Manager. They discussed the framework for emergency response program he is setting up. Sutherlin is broken up into 8 grids. Knolls is in grid 1. In the grid there are blocks. The blocks need block captains. Volunteers need to have their Emergency Certification. Getting the certificate is no charge. The owner of 2286 Eagle Loop informed the group that he knows how to operate a ham radio. Peggy continued, Dennis Riggs is working on getting an emergency radio and getting to know the resident's skills. A lot of people have skills, whether they are retired or not, like plumbing, nursing, construction etc.

**B.** Greg Gardner has noticed Umpqua Aggregate is dumping concrete on the wetlands from the construction at the new development.

**C.** Chenell McCaskill from 601 Divot Loop was told in 2009 when they moved in, the rock wall by her house was owned by the Association. It was to be maintained by the HOA. The Board confirmed the property owners own it and must maintain it.

**D.** Thomas Schaub from 2074 Culver Loop reported 2 houses above them have some kind of water leak. The water from the downspout goes on to the street making it mossy and has to be power washed. Tonie said he would look into it.

**E.** Susan Jordan from 2286 Eagle Loop asked about the bags of trash and the dead trees on the property behind them. One of the dead trees fell and damaged her shed/workshop, could cost \$500-1000 to fix. She is concerned about more limbs falling. There was discussion about Bill Keagle ownership, what the easement is, and what is his responsibility for this. Tonie said he would look into it.

8.) Meeting was adjourned at 7:05pm