

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

The meeting was called to order by Greg Gardner @ 6:05pm.

**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: Gary & Lorrie Lee @1829 Culver Lp., Tom & Peggy Schaub @2074 Culver Lp., Carole Wells @1827 Culver Lp., Mary Nordeen @2274 Eagle Lp., Chuck & Peggy Brummel @547 St. Andrews Ct., Dian & Larry Cox @2066 Culver Lp., Chuck Caylor @2092 Culver Lp.

**2.) Rules of Order**

The Rules of Order were summarized.

**3.) Approval of Minutes from February 16, 2022 Meeting:**

Tom Schaub made a motion to approve the February 16, 2022 board meeting minutes as presented. Terry Wells seconded the motion. A vote was taken. Motion was carried to approve the February 16, 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 community turkey problem. The problem is getting out of hand with lots of homeowner complaints. He reminded those in attendance that Turkeys are NOT to be fed. Over the years, many attempts at dealing with the issue has been made. Any homeowner having a turkey problem is asked to call the ODFW to get guidance. He also handed out a flyer regarding how to handle turkeys that create a nuisance. Any homeowner wishing a copy, please inform Greg. There are still 3-4 homeowners that are feeding the turkeys. Chuck Caylor asked what the approach would be with these homeowners. Greg said they will be contacted individually. Non-compliance letters may be sent if the problem persists. Michael asked if there was a law against it? – yes, there is a City ordinance against feeding the turkeys.
- II.) Receiving permits for working on certain parts of the Divot Lp construction homes are going very slow. Greg will keep on it.
- III.) The street sweep had to rescheduled due to jury duty.

**B) Treasurer's Report – Tom Schaub**

I.) Financial Reports	YTD	BUDGET
Total Operating Expense	\$11,863.87	\$102,655.50
Total Expenses	\$11,849.74	\$102,655.50
Total Operating Income	\$17,247.63	\$136,260.00
Total Net Income	\$5,383.78	\$33,604.50
Total NOI-Net Operating Income	\$5,383.78	
Total Assets	\$369,557.42	

**C.) Board Members – Comments and Concerns**

- I.) Tom Schaub states that he has yet to get ahold of Jerry at the City, not responding. The overpass radar sign is broke, none of the other ones in the City are working. Steve Simmons of Fairway Estates has emailed person at ODOT regarding wanting a flashing sign at the corner of 138Hwy and Dovetail. Everything has been submitted to the state in regards to the jake brake sign for the freeway.
- II.) Michael George says we can re-stripe our streets. Striping was just done 3 years ago on the public streets. Judy Beador asked about where the chevron signs were. Tom Schaub gave a description that they were down by the sharp curves.
- III.) Michael has spoken with Officer Sorenson regarding the homeless camp. They were going to get him removed. It is the same gentleman as before. No drugs, just homeless person. Michael says a 'no trespassing sign' has been put up. Greg said he had to stop a homeowner from throwing away the man's personal items.
- IV.) Greg gave an update on the concerns over the blackberries at common area #1 behind some of the homes. He said they are working on it and may have to go in and spray. Chuck Caylor says he has crossbow. Mary Nordeen noted that it is very steep in that area.
- V.) We need to have signs re-made for community events. Terry Wells says the ones we have are beat-up. He would like to see more permanent ones made that have the ability to change dates for different events. A-boards are an option as they are easily put up and down. Chuck Caylor says his wife uses real estate signs that work well. Greg said that some signs are very heavy and won't go into the ground well.

**D.) Centerpointe Property Management – Kathy Larecy**

- I.) No new drive-thru issues. It's spring time so the next drive throughs will be addressing homes where lawns are not kept up. A reminder to all to keep lots maintained.
- II.) KE unpaid charges total: \$26,723.32
- III.) Oregon JV LLC all lots delinquent \$23,780.00
- IV.) Two water shut offs sent to homeowners. They had not been paid as of current date.
- V.) 5 homeowner late fees, dues, non-compliance \$,943.32, \$2,586.91 is from one homeowner

**E.) Safety Committee: Peggy Schaub**

- I.) Peggy has been going to certification classes for disaster preparedness. She has flyers with information for homeowners if anyone is interested. Become a CERT member and learn how to help yourself and your neighbors should there be a disaster. Dates have been set. Contact Peggy for more information.

**F.) Welcome Committee – Tom Schaub & Mary Nordeen**

- I.) Mary & Tom were able to bring welcome baskets to new homeowners. Tom reminds new homeowners where to find CC&R's and By-laws.

**G.) Design Committee – Chuck Caylor & Greg Good**

- I.) No new project applications submitted or approved
- II.) Greg states there were 12 new homes built in the last 3 years

**H.) Common Area's Committee**

- I.) Chuck's crew has been very busy. Still specific areas that need to be addressed when the weather permits. Will burn as soon as possible. Common area #10 has stumps and some poison oak to address and will spray soon. Greg has seen a bobcat in the area.
- II.) Moss killer has been used on gazebo area grass. The park was used throughout the year. Chuck and Peggy agreed that it is a very nice area to use. Greg says there is furniture to put out when weather permits.
- III.) Common area #9 has big burn piles to address when weather permits. People are using the burn pile in common area #10. More blackberries & scotts broom to address this year. Greg said there was an elk sighting.

**I.) Owner comments:**

- I.) Michael George states that there's are houses that have drains where rats can get through if there is no mesh cover. They can go up gutters as well.
- II.) Dian Cox said that dogs need to be on leashes. Dogs are getting on the golf course and neighboring yards. Greg said he would send out another reminder email to homeowners.
- III.) Terry Wells says that Avery phase III is getting ready to be started. 24 lots. They want another emergency exit near Slazenger. Greg has given Alaska Sutherland stipulations to building this emergency access and they have missed deadlines to address our concerns.
- IV.) The dog park at Fairway Estates has defaulted to loan holders

5.) Meeting was adjourned at 6:55pm