

Knolls Estates Monthly Board Meeting
March 15, 2023
Approved Minutes of Meeting

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

1.) **Roll Call**

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

Owners in attendance: Gary & Lorrie Lee @1829 Culver Lp., Carole Wells @1827 Culver Lp., Dian & Larry Cox @2066 Culver Lp., John & Anna Lahley @2070 Culver Lp., Chuck Brummel @547 St. Andrews, Candy Taylor @2077 Culver Lp.

2.) **Rules of Order**

The Rules of Order were not read.

3.) **Approval of Minutes**

The February 15, 2023 Board Meeting minutes were approved via email and posted on the website. Minutes are approved this way to pass along the information to all homeowners as quickly as possible.

4.) **Reports from Officers and Committee Chairs:**

A.) President – Greg Gardner

- I.) 2023 spring looks like its going to be as wet as the spring in 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 plants are planned for the sign area.
- II.) We have some projects planned for our community.
- III.) No feeding or otherwise enticing wild animals, especially turkeys on private properties or within the Knolls Estates PUD common areas. Small bird feeders hanging are allowed. Per rules and regulations. There are still some homeowners who choose to feed the wildlife. One household pursued a hearing with the judicial committee. Tom asked if the buckets that are left out to feed are in the common area or on individual property. Greg said both, but neither is allowed per the Association, City or County laws. John Lahley asked if verbal and written warnings are given out in these cases and if those letters are sent to the ODFW. Yes, verbal and written warnings are sent out, but they have not yet had to send them to the ODFW per Greg. Candy Wilson-Taylor asked if the hearing could be at a regular board meeting. Tom said no, it would just be with the judicial committee which consists of Gary Lee, Roland Berry and John Lahley.

B.) Treasurer's Report – Tom Schaub

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

- II.) Tom also read the balances from each account on the balance sheet:
Checking Account \$71,708.53
Money Market Account \$61,468.11
Bank CD \$242,421.68

C.) Board Members – Comments and Concerns

- I.) Greg asked Michael if there needs to be a sign at the bottom of Slazenger. All the lots have houses built on them now. Greg asked those in attendance. It was also pointed out that the stop sign at the end of Divot Loop is very faded and probably should be replaced. Michael says there is not a lot of traffic going that direction. Michael will take a look.
- II.) Greg says there are a couple of curb issues and asked Michael if those could be addressed. Michael suspects those may be a major ordeal to address. Tom has a concrete guy coming and can get a quote for fixing the curbs.
- III.) Greg spoke to AIC the finance company for the investor for the Oregon JV lots. Austin has secured the final permits for lots 105-106. Those should be finished by this summer and ready for listing. They have looked at all the lots. However, Douglas County only allows 2 permits every 45 days. The City has been very helpful. AIC has indicated the Knolls Estates has been the most accommodating of the HOAs in regards to communication, and they indicated all the past due fees would be paid. Greg said that would be around \$4K each.

D.) Centerpointe Property Management – Kathy Larecy

- I.) Kathy states that Popeye's will service the HOA's 3 water meters Friday between 11-11:30. Some homeowners may see disruption of service.
- II.) YTD KE unpaid charges total: \$41,063.12.
- III.) No water shut offs necessary in February
- IV.) 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.
- V.) No new non-compliance issues. Spring is coming, please make sure your yard/lot is maintained.

E.) Safety Committee – Peggy Schaub

- I.) Tom reports that homeowners should check their smoke detectors and fire extinguishers. John Lahley said they are on a 7-10 life span. Chuck Caylor added that many times it's not a battery issue if the beeping starts, it's an electrical issue. That should be checked first. Batteries are if the power goes out and they should all be changed out at the same time. Check the pressure on your fire extinguisher. Don't forget to also check the CO2 detectors. They make combo smoke/CO2 detectors.
- II.) California is getting hit with more flooding. Be sure to start your generator at least once per month. Do not do this in an enclosed area such as your garage, make sure it is done in an open area. John Lahley said he has a portable one with an electric starter and that the batteries can go dead on those. He gets more at Batteries +. Tom says there are around \$40-\$50. He runs his for about 15 minutes. You can test your generator by running a hair dryer or other appliance that pulls around 1500 watts.

F.) Welcome Committee – Greg Gardner

- I.) No new homeowners for February. Lot 131 Artisan should close soon.

G.) Design Committee – Greg Gardner

- I.) Projects submitted for approval Feb 10 to March 10: 1 home, 0 fence, 0 sheds. Projects Approved: 1
- II.) Homes being currently built/completed: 1 home in phase 2.

H.) Common Area's Committee – Greg Gardner

- I.) 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.

I.) Social Committee –Irene Bratton

- I.) 2023 planned are all community garage sale, bbq, 4th of July golf cart parade and Christmas decoration contest.

J.) Owner Comments: None

5.) Meeting was adjourned at 6:30pm.