

Knolls Estates Monthly Board Meeting
April 19, 2023
Approved Minutes of Meeting

The meeting was called to order by Greg Gardner @ 6:01pm

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., Candy Taylor @2077 Culver Lp., Peggy Schaub @2074 Culver Lp., Jessie Larner @1793 Culver Lp., Joe Groussman & Sierra Moon @2044 Sawgrass, Jim & Mary Dennis @1780 Scardi Blvd, Chuck & Peggy Brummel @547 St. Andrews Ct., David & Jackie Potestio @1830 Culver Lp.

2.) **Rules of Order**

The Rules of Order were read.

3.) **Approval of Minutes**

The March 15, 2023 Board Meeting minutes were approved via email and posted on the website.

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.
- II.) MOB) Oregon JV LLC Lots 27, 105, 106, 107, 110, 111, 174. All are in legal again. These properties now all have been foreclosed on. AIC financial, they are getting updated permits to finish homes. We are trying to collect on money owed to the HOA. Lot # 105 & 106 are being completed and after building inspection will be put up for sale. Lot #174 empty lot has for sale sign. State building inspectors will approve before homes can be sold.
- 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. Neighbors start to complain because the turkeys/wildlife come around and are a nuisance, causing damage.

- IV.) The board of directors have been working the last 2 years on updating the current CC&R's and Bylaws from the existing covenants and restrictions from 1994, when the association was formed. We have tried to be very concise and specific in some areas, and more leeway to the advantage of homeowners in other areas. There is a lot of verbiage that is standard for associations in the State of Oregon. All developer information and documentation has been removed since it is 29 years old and not necessary and doesn't apply anymore. The entire association, all 160 lots, 1 vote per lot, have to vote to approve (60% stated in the current CC&R's & Bylaws in section #12.01 amendment) this amendment and restatement of the CC&R's and Bylaws for it to supersede the 1994 document and bring it up to 2023. An email will be sent out to every homeowner letting them know when the entire voting draft document will be posted on the Knolls Estates website for homeowner review, in the next few weeks. Then each Homeowner will receive by mail highlighted changes, that will benefit the homeowners. Also included, a ballot to cast a vote, with a stamped return envelope for the homeowners convenance to mail. That will go out at least 10 days prior. It is very important for each homeowner's involvement to participate and vote. The entire document has been reviewed multiple times, including from Centerpointe Property Management and is currently being reviewed by an attorney.
- V.) Jessie Lerner remembered that the last attempt to pass a revised CC&R's around 10 years ago failed. What percentage of participation is needed to pass? Greg clarified that it is 60% of all 160 lots. John Lahley asked if it was percentage of votes that counted or percentage of all owners? Greg said 60% of all homeowners or 160 lots. Lot #175 lives out of the country but will vote via proxy.

B.) Treasurer's Report – Tom Schaub

I.)	Financial Reports 2023	2023 YTD	2023 Budget
1.	Total Income	27,884.37	133,815.00
2.	Total Net Income	17,017.19	12,119.50
3.	Total Expense	10,867.18	121,695.50
4.	Total Assets	382,043.98	

- II.) Tom talked to his cement guy Josh who will get us an estimate for fixing 2 curbs in the HOA that need repair.

C.) Board Members – Comments and Concerns

- I.) Michael George said 2 stop signs were replaced. One of them is at the end of Divot Lp.
- II.) Terry reminded those in attendance that the All-City garage sale is next in June. The 4th of July cart parade is after that, then the

Community BBQ. He asked homeowners to start thinking about it and toss the board some dates that would work for the BBQ.

D.) Centerpointe Property Management – Kathy Larecy

- I.) YTD KE unpaid charges total: \$43,436.73
- II.) 1 water shut off letter sent, homeowner has since paid balance
- III.) Homeowner late fees, HOA dues, non-compliance \$4,698.73 total. Homeowners need to be current on payments. \$4,466.13 is from one homeowner.
- IV.) No new non-compliance issues. Spring is coming, please make sure your yard/lot is maintained.

E.) Safety Committee – Peggy Schaub

- I.) Peggy says that 70% of pharmaceuticals are made in China. If there is a conflict with China over Taiwan, it's possible that things like Tylenol and Advil may not be available.
- II.) This is a good month to flush out hot water heaters.
- III.) April 2023 focus: Flooding is a temporary overflow of water onto land that is normally dry. Floods are the most common natural disaster in the United States. Failing to evacuate flooded areas or entering flood waters can lead to injury or death. Floods may: Result from rain, snow, coastal storms, storm surges and overflows of dams and other water systems. Develop slowly or quickly. Flash floods can come with no warning. Cause outages, disrupt transportation, damage buildings and create landslides. Make a plan, or your household, including [your pets](#), so that you and your family know what to do, where to go, and what you will need to protect yourselves from flooding. Learn and practice evacuation routes, shelter plans, and flash flood response. Gather supplies, including non-perishable foods, cleaning supplies, and water for several days, in case you must leave immediately or if services are cut off in your area. **In Case of Emergency** Keep important documents in a waterproof container. Create password-protected digital copies. Protect your property. Move valuables to higher levels. Declutter drains and gutters. Install check valves. Consider a sump pump with a battery.
- IV.) June 15th is the next Emergency Preparedness meeting for the City of Sutherlin in the park. Information was in the April City newsletter.

F.) Welcome Committee – Greg Gardner

- I.) No new homeowners March 10-April 10. Kathy stated that 536 St. Andrews, 601 Arnie Ct, 615 Arnie Ct. should be closing this month. Greg pointed out the 615 Arnie Ct. was now recorded as 1798 Culver.

G.) Design Committee – Greg Gardner

- I.) Projects submitted for approval March 10-April 10: 0 home, 1 fence, 1 sheds. Projects Approved: 0.
- II.) Lot 174 is for sale on Scardi Blvd.

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. They will be cutting scottsbroom out of Cougar Canyon.

5.) Owner Comments:

A.) Joe Groussman asked about what new projects are planned by the Board. Greg mentioned a few:

1. plants for the sign area
2. a culvert is planned with gravel by the sign area to allow the mower in easier
- 3.add gravel around shed in common area #10
- 4.gabien rock will replace some of the mulch in the park/gazebo area
- 5.continue to work in common area #2
- 6.a tree to cut out behind lot #104
- 7.seal crack and resurface of Eagle Lp

B.) Joe also said he noticed cuts in the pavement when he walked on Divot Lp. Greg said they were not done with it yet. He will stay on it.

C.) Last season Joe noticed brush being dumped in common area 2. Greg said that Forrest Stone also has used it and it will be burned. Thanks to Forrest for helping to maintain that area and others, clearing snow, etc.

D.) Greg said that community members are liking the reflectors on the roadways.

E.) Chuck Brummel asked about a certain green colored house on Culver Lp. Greg Gardner responded that the homeowners got permission from a prior board member who did not have that authority. Current board members felt their hands were tied after it was already mostly painted. Revised (unapproved) CC&R's are more specific on what will be allowed going forward.

F.) Jackie Potestio said she is painting her house. Does she need permission? Greg said no.

G.) Jim Dennis asked about an update on the phases north of Knolls. Greg said they are still planning to put 85 houses in there but there have been no offers. Avery will finish phases 1 & 2 before starting 3. High interest rates are effecting progress. Jim said that stakes are out. Greg said yes, some infrastructure may be put in, but no houses.

H.) John Lahley asked Joe Groussman, member of the City Council, asked about sidewalks at the top of Dovetail. Joe said that will happen when the development

happens. It belongs to Alaska Sutherland. Greg said that gravel has been added and sidewalks should have happened when developers put Knolls Estates in.

I.) Joe Groussman said there were plans to put in a second water tower. Michael said that was a good thing given how many more houses are planned for the area.

J.) Greg Gardner said there are more EV charging stations planned for Sutherlin.

K.) Tom asked Joe what other projects are going on with the Council. Joe said there were more unapproved projects that could not be announced yet.

L.) Terry Wells asked about the earth & dam / dam replacement. Joe hasn't heard anything about that but there was another project anticipated for Cooper Creek that will involve 2 large pipes in the dam to try and get better water. Sutherlin Water District was considering a campground east of Cooper Creek, but it was too expensive.

M.) Mary asked about the development on Dakota St. Tom said they have heavy equipment there to get started. Joe said there was no update. Michael asked Joe what can be done to stop the development. Joe suggested coming to a council meeting. Tom asked if it was wetlands. Joe said part of it is. Tom asked how we can get on the planning committee. Joe said there was an opening on the budget committee. Michael asked when the council meeting was. Joe said 2nd Monday of each month at the Civic Center. Another person said it was the Old Post Office. Michael said that we should go to the council meeting and try and get sidewalks put in.

N.) Chuck Brummel stated he appreciated the current Board of Directors

6.) Meeting was adjourned at 7pm.