

**Knolls Estates Monthly Board Meeting  
April 20, 2022  
Approved Minutes of Meeting**

The meeting was called to order by Greg Gardner @ 6:04pm.

**1.) Roll Call**

In attendance: Greg Gardner, Michael George, Mary Nordeen, Terry Wells 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., Chuck Caylor @2092 Culver Lp., Candy Taylor @2077 Culver Lp., Garrett & Lacey Thun @2276 Scardi Blvd., Diane Stimac @713 Sandpiper Ct.,

**2.) Rules of Order**

The Rules of Order were read.

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

Mary Nordeen made a motion to approve the March 16, 2022 board meeting minutes as presented. Terry Wells seconded the motion. A vote was taken. Motion was carried to approve the March 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 with a reminder of 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. Any homeowner having a turkey problem is asked to call the ODFW to get guidance. There are still 3-4 homeowners that are feeding the turkeys. Greg said they will be contacted individually.
- II.) Stone Creek Builders had taken over the job of completing the construction of the previous MOB lots. However, they have not been paid and have a large balance owed. All work has been stopped and the properties will be back in litigation with no clear resolution at this time. Greg will be keeping up with what happens. Chuck Caylor brought up the fact that there is garbage left behind by the builders and it is attracting vermin to the job sites. A discussion ensued in which it was decided that the Association should incur the cost of picking up the garbage to prevent rats and other pests for the safety of the community. Terry Wells made a motion to clean up the properties and apply the charges to the individual lots. Mary Nordeen seconded the motion and it passed by unanimous vote.
- III.) Knolls Estates tax returns were prepared at the last minute again. Greg was not able to drive in due to medical issues, so Centerpointe brought them up for Greg to sign and mail before the deadline.

**B) Treasurer's Report – Tom Schaub (read by Terry Wells)**

I.)	Financial Reports	YTD	BUDGET
	Total Operating Expense	\$17,824.61	\$102,655.50
	Total Expenses	\$17,810.48	\$102,655.50
	Total Operating Income	\$26,697.37	\$136,260.00
	Total Net Income	\$8,886.89	\$33,604.50
	Total NOI-Net Operating Income	\$8,872.76	
	Total Assets	\$373,232.17	

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

- I.) Tom Schaub was absent from meeting. Greg stated that due to the Evergreen project and the condominium project planned, a traffic study is pending. The request is to push the 40MPH speed limit from where it is now west to Church St. and a flashing light at the junction of the highway and Dovetail. The cost would be 1.4 million to put a stop light at Dovetail and the City doesn't have the funds for this.
- II.) Greg Gardner also mentioned that ODOT has approved the jake brake sign for the freeway. However, it is still in a study. Fairway Estates is putting up half the cost of the sign.
- III.) Michael George has spoken with the Sutherlin Police Dept. regarding the homeless camp very close to Knolls Estates. They want to help address the issue but state law has made it more difficult. Terry Wells asked if Michael had seen the camp recently? Yes. Greg said he forwarded pictures to Michael for the police. Michael says there is a second group now camping there that have vehicles and that they can't just put chains on the gates due to the need for emergency vehicle access. Greg said Knolls is doing what they can. Michael stated that Alaska Sutherland wants to sell that area to developers but laws only allow so many houses there. Greg said they needed an exit to Stearns but Avery was allowed to build without it when there should have been one initially. That is why they want the access through Knolls Estates, but they did not meet the requirements that Greg gave them. Michael said he thought the road at the top went over to Stearns. Terry said there is a gas line in the way and it would require a certain amount of work before a road could be put in. Michael mentioned no one would want to use it because they all want to go down and exit through Dovetail.
- IV.) Mary Nordeen pointed out the issue of concern notated on the agenda in regards to blackberries behind her home and those along that area. Chuck says it is on the list but the area is very steep. Greg Gardner mentioned they would put in a corridor for easier access when the weather dries up. The area in question is from Mary's backyard going down to Common Area #1. Greg said that the Scotts Broom is almost all eradicated. The commons are looking as good as the golf course.
- V.) Terry Wells says he has all the current signs for the Association. New ones need to be ordered. He found a local sign maker but hasn't got an estimate yet. He has found another in Roseburg and will let the Board know when he gets prices. The signs need to be permanent. There are some different options for those signs that need date specific verbiage. Greg has used pound-in signs before.
- VI.) Greg says the trees behind his house in Common Area #10 have been recently cut back. This is a good thing as there were recent wind storms and they most likely would have fallen.

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

- I.) 8 noticeable drive through issues. Mostly curb appeal issues. A few friendly reminder letters/emails were sent out a a couple of the issues have been resolved already.
- II.) 1 water shut off notice was sent and Kathy pursued a second that was behind. Both have since paid.
- III.) KE unpaid charges total: \$27,987.05
- IV.) Oregon JV LLC all lots delinquent \$24,860.00
- V.) 5 homeowner late fees, dues, non-compliance \$3,122.05, \$2,731.91 is from one homeowner

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

- I.) Peggy was not in attendance, but Greg shared a reminder that disasters can happen at any time and having emergency supplies can be crucial. Remember that when water is out, 1 gallon of water per person, per day is recommended. 1/8 tsp of bleach will sanitize 1 gallon of water and will not be toxic to humans. Most importantly is a reminder to check on your neighbors.

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

- I.) Lot #140, 701 Slazenger Ct., Danny & Debbie Roberson

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

- I.) Projects submitted for approval: 1 Home, 0 fences, sheds. Projects approved: 1
- II.) Lot updates:
  1. The Slate property on Scardi Blvd continues to see lots of improvements
  2. Lot #150 Banducci's still own this property. They had to go in and clean and fix it following a failed attempt to sell due to owner's death.
  3. Lot #146 – buyer wanted to buy to rent. Supposedly a representative of the title company told him he could do this. He was told no.
  4. Lot #131 the foundation is in, lots of concrete. It will be a big house.
  5. Plans were submitted for the lot at the end of Scardi.
  6. The buyer for the lot across from Greg on Slazenger submitted incomplete plans. Will be submitting more information.
  7. Chuck notated that most of the empty lots have been built on.

**H.) Common Area's Committee – Chuck Caylor**

- I.) Chuck's crew has been very busy. Still specific areas that need to be addressed when the weather permits. Chuck says that the hawthorn in common area #10 is gone. He has been clearing blackberries and poison oak. One of his helpers got the poison oak.
- II.) Blackberries have been cleared from common area #5 which is connected to common area #9. Ditches have been burned and mowed. If there was fire, there wouldn't be much fuel to keep it going. The trees will not be taken down, only trimmed.
- III.) Small lots continue to be mowed and maintained.
- IV.) Greg says common area behind Sandpiper is very steep.
- V.) Daine Stimac says it looks very good.
- VI.) Greg says that homeowners pitch in to help with the work. Greg Good maintains common area #8 which goes from Culver down to the park (common area #6). Forest Stone has helped maintain common area #12 which connects to his property.

**I.) Owner comments:**

- I.) Dian Cox asked if there was any chance gravel could be put down on walkways she notated. Greg said that the City didn't enforce the Knolls developer to put in sidewalks in some areas originally. Chuck wanted to know if gravel could be put on City property. Diane said it would be safer and keep weeds down. Greg said they could look into it.
- II.) Greg stated that the new speed bumps on the roads have worn well so far. Kudos to Buddy George Co. The new sealer on the roads looks good as well. In 2022, Chi Chi, Sandpiper and Slazenger will be on the schedule for crack

sealing. The part of Scardi by the storage shed is also really bad and will need to be fixed this year.

- III.) Greg notated that there continues to be bobcats and foxes in common area #10. Others notated a bear was caught on a camera.
- IV.) Diane asked about backflow services. A discussion ensued into whether homeowners have to bother getting their backflow tested if they have no irrigation. Chuck says no.
- V.) Chuck Caylor asked about setting up a date for the Knolls summer BBQ. Terry says they need a head count. Greg said a date needed to be set several months in advance. A couple of dates were tossed around. Greg will send out a mass email as he spent a lot of time developing a community-wide directory with almost all homeowner's emails.
- VI.) Mary Nordeen stated that the garage sale is coming up in June. She will check on the date.
- VII.) Carole Wells wondered about the latest news on the motorhome off the highway. Michael said it was a rental. There had been a bonfire there recently.

5.) Meeting was adjourned at 7:19pm