

Knolls Estates Monthly Board Meeting
May 19th, 2021
Approved Minutes of Meeting

The meeting was called to order by Greg Gardner @ 6:03pm

1.) **Roll Call**

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

Owners in attendance: No owners are in attendance. Due to COVID-19 restrictions the meetings are closed to board members only.

2.) **Rules of Order**

The Rules of Order were not read.

3.) **Approval of Minutes from April 21st Meeting:**

Motion was made by Mary Nordeen and seconded by Tom Schaub to approve the April 21, 2021 board meeting minutes. It was approved by unanimous vote.

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

A.) President – Greg Gardner

- I.) The June Board meeting will be held at the community park gazebo area, pending weather. The grass is very dry where the drainage was installed and it won't be a problem for the homeowner golf carts.
- II.) Greg Gardner spent many hours researching speed bumps as Tom Schaub had a very unpleasant encounter with a homeowner following someone speeding on Culver Lp. However, Tom spoke with the City and no one will approve speed bumps anymore due to emergency vehicle access. Some cities such as Bend are taking them out. Greg did more research on signage. He came up with 3 options: Option #1: radar feedback solar powered sign for \$3,200.00. Option 2: solar powered flashing LED 15MPH signs for \$1,879. Option 3: Yellow reflective signs for \$40-\$80. Discussion ensued between members and it was decided that the matter should be discussed in more detail with the homeowners at large. The discussion is tabled until it can be discussed at the June meeting.
- III.) Tom spoke with Jerry, City manager regarding the portable trailers with speed signs for the corner of Chi Chi and Dovetail. This is City property. Jerry agreed to that and to have the Public Works Dept. paint 3 chevron signs on the pavement at the bottom of Dovetail where the corner is. Many speeders miss that turn.
- IV.) Tom reports that Jerry says that homeowners have 10 years to resolve their property line disputes after purchasing their properties.
- V.) Greg says that security lights at the storage building on common area #10 are installed. He did it himself. Mary Nordeen commented they look nice.
- VI.) A reminder that homeowners are to be responsible for their own backflow inspections. Best to start now as they should be completed by end of June.

B.) Treasurer's Report – Tom Schaub

- I.) Peggy, Tom and 3 homeowners in Knolls Estates are participating in online emergency preparedness classes. Classes cover things like fire safety, directing traffic and how to shut off vital utilities like water and gas. One of the most important things homeowners can do is to get to know their neighbors – so they know who to contact in emergency situations and neighbors can check on one another. Get togethers would be ideal quarterly. During the fires last year, the Sutherlin Golf Pro Shop was an evacuation site. It was pointed out that much of Sutherlin would be under water if the Cooper Creek Dam failed. Fire extinguishers need to be turned upside down once a month and tapped.

- II.) Financial Reports

Total Operating Expense 2021 YTD	\$ 26,619.99
Total Reserve Expenses 2021 YTD	\$ 2,615.73
Total Expenses 2021 YTD	\$ 4,512.19
Total Operation Income 2021 YTD	\$ 36,453.10
Total NOI-Net Operating Income 2021 YTD	\$ 12,448.94
Total Net Income 2021 YTD	\$ 9,833.21
Total Assets 2021 YTD	\$398,680.14

C.) Centerpointe Property Management – Kathy Larecy

- I.) Two late water shut off letters were sent to homeowners this month but they have paid.
- II.) New owners of the MOB lots: Oregon JV LLC, out of Brooklyn NY. General contractors: Stone Creek out of Oregon City. Total amount owed \$13,570.00
- III.) Kathy made contact with 3 homeowners regarding lots that had weeds or tall grass. One has already complied and another will be mowing his lot this weekend.

D.) Welcome Committee – Tom Schaub & Mary Nordeen

- I.) April 1 to May 10 new Home owners:
 - 1.) Lot #147 Dale & Linda Curl: 714 Slazenger Ct
 - 2.) Lot #102, Jana Pierce: 715 Divot Lp
 - 3.) Lot #11 Jacob & Madeline Egalite: 2262 Eagle Lp
- II.) April 1 to May 10 new Lot owners:
 - 1.) Lot #140 Tina Jefferson: 701 Slazenger Ct, new construction
 - 2.) Lot #148 Justin & Tyra Hill: 708 Slazenger Ct, empty lot
 - 3.) Lot #151 Susan Thomas: 1660 Scardi Blvd, new construction
 - 4.) Lot #166 Chuck & Cari Massetti, 1780 Scardi, new construction
 - 5.) Lot #167 Joshua & Heather Waechter: 1772 Scardi Blvd, empty lot

E.) Design Committee – Greg Gardner

Greg reports 3 homes, 4 fences and 3 sheds have been submitted for approval. 5 of the projects have been approved.

F.) Common Area's Committee – Greg Gardner

- I.) Continuing to address the common areas that could not be completed last year and maintain all commons. Lots of areas have been mowed and it will continue until fire restrictions hamper efforts. A big thanks to all the homeowners that

are helping keep our community looking amazing. The new equipment is working well for the landscapers.

G.) Social Committee –Greg Gardner and Irene Bratton

- I.) Greg reports that the City is going forward with the City-wide garage sale June 12th. Knolls Estates will do their garage sale June 11 & 12th. Owners may leave items out for the 13th as well. Signs for Knolls Estates sale will be posted at the post office, the light at Hwy 138 off the highway & Dovetail. Homeowners will need to plan ahead and put up their own individual signage for their sale.
- II.) (City Info) All City Sutherlin Yard Sale: June 12th. To be placed on the Citywide Yard Sale Map, sign up at the Sutherlin Visitors Center (1310 W Central Ave.) Sutherlin or call 541/459-3280. Visitor Center hours: Monday-Friday 9-4, Saturday 10*2. The last day to have your name included on the Citywide map is Thursday, June 10th at 4pm.
- III.) Knolls Estates Park/Gazebo. If homeowners want to reserve the park for weekends, just email the HOA: ske97479@gmail.com to make sure it is not already reserved. The park is available anytime for home owners; just make sure to clean up after usage.
- IV.) Possible upcoming events: 4th of July golf cart parade, HOA BBQ.

5.) **Owner Comments**

No owners are present due to the state restrictions on COVID-19. Nothing submitted either.

6.) Meeting was adjourned at 7:07pm