

Knolls Estates Monthly Board Meeting
Executive Session
May 21, 2020
Approved Minutes of Meeting

The meeting was called to order by Greg Gardner @ 6:30pm.

1.) **Roll Call**

In attendance: Greg Gardner, Peggy Schaub, Susan Jordan, Michael George, Mary Nordeen, Richard Jorge, Jessica Cook-Lindsay and Jennifer Young from Centerpointe Property Management.

Owners in attendance: N/A

Introduction of new members

A.) Jessica Cook-Lindsay

She has been at Knolls Estates for about 6 months, moved from Texas. She is a Physical Therapist at Mercy.

B.) Susan Jordan

She has lived in Oregon and Colorado. Her husband is a disabled Vet and she is being extremely cautious (regarding the virus) due to his health.

C.) Michael George

Has lived on Eagle Loop for about 2 years. He owns the company that is doing the road work in Knolls.

D.) Peggy Schaub (not new member – introduction to new members)

She is a retired nurse and her husband is a retired helicopter pilot. They lost their home in the Paradise fire. They love it at Knolls.

E.) Mary Nordeen

Has lived at Knolls for 9 years. She has lived from Eastern Oregon to Alaska to Arizona and back to Oregon. Her husband passed away last year.

F.) Richard Jorge (not new member – introduction to new members)

He moved in to Knolls in 1995 when there were 3 houses done. He is from New Jersey, moved to California for work, and is retiring at Knolls. He has enjoyed it there.

G.) Greg Gardner (not new member – introduction to new members)

He has lived in Knolls since 2009. He was the only house on Slazenger. He was the only one on Slazenger for 6 years. Everybody who has moved in are nice people. His background is in corporate/executive management at a high level for 45 years.

2.) **Rules of Order**

Greg did not read the rules of order but did make sure each board member had a copy. He said he will not be as strict with the owner comments. If an owner has a question about something in discussion, they can ask then.

3.) **Approval of Minutes from April 29, 2020 Meeting:** April 29, 2020 meeting minutes were approved via Closed Executive Meeting held on 5/18/20 by Tonie Hamrick, Peggy Schaub, and Greg Gardner. The minutes were approved by unanimous vote. The vote was taken prior to Tonie Hamrick's last day.

--A copy of the approved minutes (initialed approval by board members) was handed out to all board members. Greg asked that everyone read them and get familiar and caught up on what is going on in the Association.

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

A.) President – Greg Gardner

- I.) 5 new trees have been planted. There was an extra charge of \$150.00 because the price has gone up. Once the trees were planted, one of them died. Greg gave authorization to Chuck Caylor to go ahead and get the replacement at a cost of \$90.00. They think the water was not on. Chuck and Greg spent hours figuring out the water system
- II.) Greg handed out the Director Committee Form to all new members. Members must sign and give back to Greg. In the storage boxes he was handed down from previous presidents, he could not find Richard Jorge and Peggy Schaub's signed form. Asked them to sign another one.
- III.) At the last meeting, Michael George's bid for crack sealing was approved. The crack sealing has started and will continue to Monday, weather permitting. And, if weather permitting, will seal around the crack repairs. Stratton is coming around the 1st of June to repair some areas.
- IV.) [Greg passed out some maps and pointed out where all the common areas are. He asked that everyone number them for easy identification.]
An offer has come up from the golf course for Common Area #12. They would like Knolls to Quick Deed that area to them. That area is of no use to Knolls, except to maintain the grass and weeds. The benefit for this transaction is Knolls would no longer have to care for that property. The golf course wants it, but they do not want to pay for it. Something for the board to think about. This has been discussed amongst the boards for 3-4 years, and a decision just has not been made. Mary Nordeen asked who would pay for the title transfer. Greg did not know if that was part of the deal. Golf course contact person is Brad Seehawler at 541-430-5564.
- V.) Greg asked all board members to send him their email address to SKE97479@gmail.com.

B.) Treasurer's Report – Peggy Schaub

Total Operating Expense 4/30/20	\$ 20,903.13
Total Operating Income 4/30/20	\$ 37,929.06
Net Income 4/30/20	\$ 17,025.93
Total Assets as of 4/30/20	\$401,317.18

Greg explained in the past, complete financials should not have been handed out to the community. The Board has a fiduciary duty to keep the associations financials private. At past meetings he would find reports in the trash and on the ground, for any one to get ahold of.

Greg also announced that if the new board members had not stepped up to make a quorum, the City will take over the Association. The City will have access to their money (\$400,000), and the rules of the HOA will not be enforced.

Approval of 2020 Budget:

Peggy Schuab made a motion to approve the 2020 Budget as presented. Richard Jorge seconded the motion. A vote was taken. Motion was carried to approve the 2020 Budget by unanimous vote.

C.) Centerpointe Property Management – Jennifer Young

I.) On water shut off reported to Greg. In future meetings, Jennifer will bring the delinquency report.

II.) Discussion about the unfinished homes. Their build time is expired. Jennifer will get notices started. Greg will enforce any fines assessed and lien properties if needed. He will not approve anymore home builds (from this builder) until these homes are complete. And in the future, only 1 or 2 house plans will be approved at a time.

D.) Welcome Committee

One move in. Jerry & Marcie Tilley @ 1724 Scardi

E.) Common Areas Committee – Peggy Schuab

Need to get the undergrowth brush removed in common area #10. It is a fire hazard. It is not in the budget, but there is enough in reserves.

5.) Unfinished Business

When Tonie Hamrick was president it was approved to purchase and install a shed to store Knolls Estates supplies, equipment, and records. The shed that was chosen would cost \$30,000. After Greg has gone through the items left behind, he feels there is no need for the shed. He is asking for a vote to cancel the shed purchase and installation. Peggy Schuab made a motion to cancel the purchase and installation of the storage shed. Richard Jorge seconded the motion. A vote was taken. Motion was carried to cancel the purchase and installation of the storage shed by unanimous vote.

6.) Member Comments:

Greg advised the backflow testing this year will be the responsibility of the individual homeowner. Last year it was organized by the HOA with one vendor and did not work out well.

Susan Jordan asked if there was a copy of the liability insurance available. She will not sign the commitment form until she sees the policy. Greg and Jennifer said they would get her a copy.

6.) Meeting was adjourned at 7:30pm