

**Knolls Estates Monthly Board Meeting**  
**June 16<sup>th</sup>, 2021**  
**Approved Minutes of Meeting**

The meeting was called to order by Greg Gardner @ 6:15pm

1.) **Roll Call**

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

Owners in attendance: Pat Finley @616 Arnie Ct., Tom & Candis Egalite @2262 Eagle Lp, Chuck & Peggy Brummel @547 St. Andrews Ct, Gary & Lorrie Lee @1829 Culver Lp, Dian & Larry Cox @2066 Culver Lp, Candy Taylor @2077 Culver Lp, Sharon Cozad @2206 Eagle Lp, Ray & Tammy Axton @2266 Eagle Lp, Joe Groussman @2044 Sawgrass Ct, Peggy Schaub @2074 Culver Lp, Anthony Harrison @1692 Scardi, Irene Bratton @2230 Eagle Lp, Tom Deedon @2059 Sawgrass Ct.

2.) **Rules of Order**

The Rules of Order were read by Greg Gardner.

3.) **Approval of Minutes from May 19<sup>th</sup> Meeting:**

Motion was made by Tom Schaub and seconded by Richard Jorge to approve the May 19, 2021 board meeting minutes. It was approved by unanimous vote.

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

**A.) President – Greg Gardner**

- I.) Reminder emails were sent in May and it was put on the website that homeowners are responsible for their own backflow testing. It needs to be completed by the end of June.
- II.) Vehicle speeding throughout the Association remains a problem but especially on Culver Lp and Scardi to Dovetail Ln. Greg states that drivers just need to be more cognizant of children and pedestrians. Tom Schaub reiterated that the City of Sutherlin will not approve speed bumps due to issues with emergency vehicles. Speed signs are not cost effective. The one speed sign on Dovetail, the motor burned up. Tom spoke with Jerry at the City and he will try and get another one. The 70 degree turn at the bottom of Dovetail has had cars miss the turn. Jerry says he will provide chevron signs to be painted on the road. If you have any questions, feel free to call or email Tom. Gary Lee suggests an option of rumble strips, which are ceramic tabs on the road. They are accepted by emergency services. Joe Groussman says that the police and fire department don't like them. He knows this because they looked into it 4 years ago. Sharon Cozad agrees that they sound like a good idea.
- III.) Greg Gardner and Michael George gave an update on the details of the crack sealing and overlayment that will be happening this upcoming week on the Knolls Estates roadways. Greg says that Culver Lp is the worst, but the other streets would be addressed as well, except for Divot Lp. There is too much construction going on with the new builds to bother with it now. Culver Lp and the cul-de-sacs will be done in stages. Michael gave a few more details about

how the parking and partial road closures will happen. Greg reminded those in attendance that it is very important to follow the directions and not have any cars on the street. Tom Deedon asked about where he could park and Michael George responded. Joe Groussman pointed out that 4-5 years ago when the roads were slurried, homeowners were allowed to park in common areas.

- IV.) A few homeowners continue to not keep up their appearance in the front of their property. Homeowners are responsible for the curb appeal of their property. No trash, clutter, messes, garbage cans, empty amazon boxes. No permanent parking on the street, lawns must be kept nice. If you have pets, clean up after them. This keeps the aesthetic and financial value of the neighborhood up. The agenda given out to the homeowners cites the CC&R's where they reference these standards. Greg stated that he talks to homeowners and Kathy of Centerpointe will send out emails and/or letters to follow up.

**B.) Treasurer's Report – Tom Schaub**

- I.) Tom addressed those in attendance with a reminder that if we pulled out all the asphalt, we would use all the money in our accounts just to do some of the repairs. We must maintain our roads.
- II.) Financial Reports
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|---|--------------|
| Total Operating Expense 2021 YTD        | \$ 33,525.94 |
| Total Reserve Expenses 2021 YTD         | \$ 2,615.73  |
| Total Expenses 2021 YTD                 | \$ 36,141.67 |
| Total Operation Income 2021 YTD         | \$ 45,577.19 |
| Total NOI-Net Operating Income 2021 YTD | \$ 12,051.25 |
| Total Net Income 2021 YTD               | \$ 9,435.52  |
| Total Assets 2021 YTD                   | \$397,486.18 |
- III.) Peggy Schaub spoke about the Disaster Preparedness efforts she is a part of. She and some others attended certification 'Cert' class. This basically covers the practical aspects of being prepared and knowing what to do if an emergency happens such as a wide-spread fire. Talk to Peggy if you want more information or if you are interested in being a block captain.

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

- I.) Two late water shut off letters were sent to homeowners this month. 1 has already paid.
- II.) New owners of the MOB lots: Oregon JV LLC, out of Brooklyn NY. General contractors: Stone Creek out of Oregon City. Greg Gardner spoke with the contractors and they sent down a person to weed-eat the lots. They are coming down again to address them. Those lots have delinquent charges in the amount of \$14,585.00.
- III.) Kathy continues to address yard violations. 1 homeowner is being fined.

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

Tom reports that there have been 8 new homeowners since January 1<sup>st</sup>. They will be visiting 1780 Scardi next. They have welcome packets they give the homeowner with \$20 gift cards to Crystal Creek. Candice Egalite says they really appreciated the welcome.

**E.) Design Committee – Greg Gardner**

Greg reports 3 homes, 4 fences and 3 sheds have been approved for a total of 10.

**F.) Common Area's Committee – Greg Gardner**

- I.) There is a lot of construction noise, especially along the new builds of Scardi Blvd. Tom Schaub notes there will be even more noise when Avery construction is done. Four homes in the Association have sold before even listing.
- II.) 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.
- III.) Greg says the MOB properties have been protected from fire since they were weed-eated recently and will be again very soon.
- IV.) Tom Deedon said he has been cutting down brush behind his place. He wanted the HOA to be sure and know he has been continuing to do this. Greg says this is fine.
- V.) Greg Gardner says the Greg Good is also helping to take care of some common areas. Getting out Scotch Broom is the biggest issue due to allergies. Safety is the #1 concern that the HOA has, in addition to fire protection and the speeding issues.
- VI.) Tammy Axton is wondering about the lots behind her place. It's been cut once and will be cut again. She also wondered about the blackberries. Greg will look at that. Tammy also noted that the rock area on Eagle Loop has been addressed. Greg said that he had the HOA take care of it. Joe Groussman asked about the area behind the sign. It also has been addressed.
- VII.) Greg reminded those in attendance that the French drain put into the gazebo park area is working well and people can attend with their golf carts again. Chuck and Josh re-located trees on the lot also. The gazebo area looks really good.

**G.) Social Committee –Irene Bratton**

- I.) 4<sup>th</sup> of July cart parade is happening. Irene says they want 10 carts. Several homeowners spoke up that they will attend. Meet up at 6:45 and start at 7pm. The social committee provides candy.
- II.) The summer garage sale was a big success.
- III.) Greg reports that the gazebo park area is being utilized by Homeowners. There may yet still be a BBQ planned but no details yet.

**5.) Owner Comments**

- 1.) Dian Cox wants to know if the City will be putting sidewalks on Dovetail. Joe Groussman said no. That area is part of the Alaska-Sutherland development and there won't be sidewalks until the area is developed. Joe said they put some gravel down, but there won't be sidewalks as it is a developer responsibility, not the City.
- II.) Joe Groussman asked a question about the maintenance fund in the budget. The board addressed it.

6.) Meeting was adjourned at 7:20pm