

Knolls Estates Monthly Board Meeting

June 16, 2022

Approved Minutes of Meeting

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

1.) **Roll Call**

In attendance: Greg Gardner, Michael George, Mary Nordeen, Tom Schaub, Terry Wells, Kathy Larecy from Centerpointe Property Management.

Owners in attendance: Gary & Lorrie Lee @1829 Culver Lp., Dian & Larry Cox @2066 Culver Lp., Chuck Caylor @2092 Culver Lp., Richard Jorge @2226 Eagle Lp.

2.) **Rules of Order**

The Rules of Order were read.

3.) **Approval of Minutes from May 18, 2022 Meeting:**

Tom Schaub made a motion to approve the May 18, 2022 board meeting minutes as presented. Terry Wells seconded the motion. A vote was taken. Motion was carried to approve the May 18, 2022 board meeting minutes as presented by unanimous vote.

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

A.) President – Greg Gardner

- I.) Greg Gardner opened by mentioning homeowners are addressing tall grass and weeds on their property. Centerpointe has sent out 2 letters and emails to remind a few people.
- II.) Backflow testing needs to be done by homeowners and needs to be done prior to July, 2022. Popeyes has done most of the testing this year in Knolls.
- III.) MOB lots have balances of over 3K each. The lots will be auctioned off both in Knolls & Fairway Estates. Kathy sent letters/made calls to find out more information from the attorney, but no response has been made. More information will be give out as we get it. The lots have been once again cleared of tall weeds and the individual lots charged. The auction is set for September 22nd. Gary Lee asked if the lots are selling individually, Greg said it looks like it. Terry Wells says it may be an individual investor who buys all of them. Greg Gardner has mentioned the auction to a few local contractors. Chuck Caylor says he will continue to keep the lots mowed. Larry Cox says it can be a fire hazard.
- IV.) Greg says that a bid for the crack sealing and seal coating on Chi Chi, Sandpiper, Slazenger and Scardi from the top of hill down to cul-de-sac is \$22,960. Tom motioned to approve the expenditure of \$22,960 from Buddy George & Sons for the work on the roads. Mary Nordeen seconded the motion. A vote was taken and the motion was passed.
- V.) Greg says the previous work done still looks good. Eagle Loop will be in 2023. Dian Cox asked when it would start. They are waiting on the weather, but Michael will give 2 weeks' notice and Greg will send out an email to all homeowners.
- VI.) Knolls Estates will be paying half the cost of the jake brake sign. Kathy has not received an invoice yet, will ask Fairway Estates, roughly \$750.00.

B) Treasurer's Report – Tom Schaub

I.) Financial Reports	YTD	BUDGET
Total Operating Expense	\$37,370.12	\$102,655.50
Total Expenses	\$27,649.07	\$102,655.50

Total Operating Income	\$45,629.95	\$136,260.00
Total Net Income	\$8,259.83	\$33,604.50
Total NOI-Net Operating Income	\$8,229.83	
Total Assets	\$371,759.02	

II.) Tom states that we are looking good financially and staying on budget.

C.) Board Members – Comments and Concerns

- I.) Tom Schaub says he has spoken to Melanie who works for Jerry at the City. She called Tom. She will talk to the fire chief about the radar signs. The engineer they spoke to before is aware of the fatal accident on the Hwy at Dovetail Ln. ODOT has an analysis going on regarding the speed zone in that area. Tom is concerned about the speed zone with 70 high end apartments at the highway near Fairway Estates. Fairway only owns the property from their community down to the mailboxes. Tim Clark is going to build apartments near entrance to Knolls and the egress will be on Dovetail. Avery construction is building another 24 homes. Tim will get back to Tom. Jake brake sign is up.
- II.) Terry had made new signs. They will be using the A frames and will not need to pound them into the ground. The new 4th of July sign looks good. Another street sweep and meeting signs were made. Yard signs will need to be modified for dates.

D.) Centerpointe Property Management – Kathy Larecy

- I.) 12 noticeable drive through issues. Mostly curb appeal issues. 4 RV issues, 3 approved for additional time. A reminder to store any garbage or recycling cans on the side of the home/garage or inside. Not to be left in front where visible from the road.
- II.) 0 water shut off notice sent
- III.) KE unpaid charges total: \$30,368.87
- IV.) Oregon JV LLC all lots delinquent \$27,188.00
- V.) 2 homeowner late fees, dues, non-compliance \$3,180.87, \$2,876.91 is from one homeowner.

E.) Safety Committee: Peggy Schaub, ready by Tom Schaub

- I.) June's hot topic for safety is to remember supplies for pets should there be an emergency. Be prepared for anything a pet may need in an event of an evacuation. As always, be cognizant of your immediate neighbors in an emergency.

F.) Welcome Committee – Tom Schaub & Mary Nordeen

- I.) Tom & Mary have been visiting new owners of the community and have been reminding them of the rules and regulations of the HOA. One recent sale happened in 3 days.
 - 1) Lot #140 – Danny & Debbie Roberson: 701 Slazenger Ct
 - 2) Lot #150 – Daryl & Kortney Healey: 1659 Scardi Blvd
 - 3) Lot #166 – Jim Dennis: 1780 Scardi Blvd

G.) Design Committee – Chuck Caylor & Greg Good

- I.) Projects submitted for approval: 0 Home, 1 fence, 1 shed. Projects approved: 2
- II.) 2 homes currently being built/completed in phase 3, 1 home in phase 2 on Arnie Ct. Chuck Caylor says there is a lot of concrete going into that foundation due to

the slope. It is Artisan Homes. Board members have driven through and feel that construction crew is being respectful of the noise.

H.) Common Area's Committee – Chuck Caylor

- I.) Chuck says he has hired another kid for summer help. They are working hard, especially in common area #8 right now. The brush hog is struggling in some steeper areas. A pair of young deer were sighted and they were respectful of their space. They continue to work on the MOB lots as necessary. Later they will tackle behind the Knolls sign and behind Mary's house and that area. The grass is growing like crazy. Greg says that due to the weather, they've had to cut 2-3 times more often than last year so it will be more expensive. Chuck says they went through all the sprinkler heads around the trees to clear them from debris and fix damage. There is crab grass in the gazebo area. They staked up a tree.
- II) Chuck says that if anyone wants to comment to the workers that they are doing a good job, that would be very kind. Dian says that they are working hard and it is hard to find good workers.
- III) Due to all the rain, common area #10 needs to be done again. Greg says that there are no more trees that need to be burned in that area. Homeowners continue to use the burn pile. Chuck says it is \$48 to dump a load of grass at dump.

I.) Social Committee: Irene Bratton, Sandi Riley & Tammy Axton

- I.) The garage sale was a success. Greg sent out reminders via email and Nextdoor. Chuck says the signs were well placed. Tom visited all the sellers in Knolls Estates.
- II.) The July 4 cart parade is coming up and Greg only has 1 RSVP. Tom got a gift certificate from Crystal Creek. Tammy & Ray, Ronnie & Bruce and Chuck Caylor will be the judges this year. The sign is very colorful. Tom reminds everyone to please RSVP. Irene and Tammy will help. Greg says it helps build relationships.
- III.) Per Terry, the Knolls community BBQ will be August 6, Saturday. A discussion ensued regarding the menu but there will also need to be RSVP's so we know how much food to purchase. No health permits are necessary. It will be BYOB. Terry Wells is the chair. It will not be a potluck. The HOA will provide the food and drinks. The Lee's were nominated to help. Terry will put together a menu.

J.) Owner comments:

- 1. Lorrie Lee says that a school bus slowed down right away thanks to Greg.
- 2. Terry Wells asked if there had been any water restrictions announced yet, no.
- 3. Mary Nordeen mentioned a park next to the fire station and that they were having a public meeting near the fairgrounds seeking public input.

5.) Meeting was adjourned at 7:06pm