

Knolls Estates Monthly Board Meeting
June 17, 2020
Approved Minutes of Meeting

The meeting was called to order by Greg Gardner @ 6:08pm.

1.) **Roll Call**

In attendance: Greg Gardner, Peggy Schaub, Michael George, Mary Nordeen, and Jennifer Young from Centerpointe Property Management.

Owners in attendance: Mary Wallace @ 716 Sandpiper, Gloria Beidler @ 728 Sandpiper, Virginia George @ 2294 Eagle Loop, Sharon Kelley @1748 Eagle Loop, John Lahley @ 2070 Culver Loop, Tammy & Ray Axton @ 2266 Eagle Loop, Greg Good @ 1966 Kapela Ct., Kristy Westbrook @ 737 Divot Loop, Greg & Dede Henderson @ 703 Divot Loop, Irene Bratton @ 2230 Eagle Loop, and Karen & Milo Schauer @ 1958 Culver Loop.

2.) **Rules of Order**

Greg Gardner read the rules of order. There were several new homeowners attending. He also explained he would like people to raise their hands and ask questions regarding a subject while that subject being discussed. Do not wait for owner comments. That area can be reserved for new subjects and questions.

3.) **Approval of Minutes from May 21, 2020 Meeting:**

Micheal George made a motion to approve the May 21, 2020 board executive session meeting minutes. Peggy Schaub seconded the motion. A vote was taken. Motion was carried to approve the May 21, 2020 board executive session meeting minutes by unanimous vote.

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

A.) President – Greg Gardner

I.) The resealing and crack repair of the streets are completed. Mary Wallace questioned if this was going to last. The repairs and resel from last year, should have lasted longer. Michael George explained his company uses materials that will expand and contract next to concrete sidewalks. Additionally, the previous company did not use materials that would stick to the contract. Greg informed the attendees, if the repairs are not kept up on and done properly, all the roads would need to be repaved. This could be a cost of \$2-3 million. The HOA does not have that much funds, so dues would increase and assessments would be necessary.

II.) On Monday Greg signed the final tax return. This is the first time Knolls Estates has had to pay taxes. Too much money was earned from interest. He doesn't think that will be an issue next year due to the expenses that are getting paid out this year. Or, he could move the money into a mutual fund.

B.) Treasurer's Report – Peggy Schaub

Total Operating Expense 5/31/20 YTD	\$ 20,227.00
Total Operating Income 5/31/20 YTD	\$ 46,233.27
Net Income 5/31/20 YTD	\$ 19,094.66
Total Assets as of 5/31/20 YTD	\$402,849.49

The Board has had difficulty getting the signers on the bank accounts switched over. Both Greg and Peggy need to be signers. The April minutes appointing Greg as President and Peggy as Treasurer are now approved. With those, should be able to complete the process.

C.) Board Members – Comments and Concerns

- I.) John Lahley asked what the common areas are worth. Greg said he didn't know, maybe the CPA would. He will look in to it.
- II.) Peggy Schuab pointed out how pleased she is and what a good job Chuck Caylor has done taking care of the common areas. She said him and his helper did an amazing job on common area #10. It took them about two weeks, but it is done. This was clearing brush, blackberries, over growth, poison oak, fire hazards, etc. The lowest bid the board was able to get was \$7000.00. Chuck's bill was nominal in comparison. Piles of brush have been left behind for burning when burning season opens. Gloria Beidler shared she has a burn permit the Association could use if needed.

D.) Centerpointe Property Management – Jennifer Young

- I.) 2 trailers in driveways, and 7 yard issues were reported to Greg after CPM's drive through. A combination of emails, text messages, letters, or phone calls by Greg were made to address each item. 1 of the yards I reported was an error. Jennifer also received a very nasty aggressive email from one of the homeowners with a few yard/exterior violations. Greg and a 2nd board member (likely Peggy) will personally meet with this homeowner. There are two homeowners on Divot that are in violation because the landscaping isn't completed. Both of these owners have been misinformed by either their realtors or the builder or both. Greg is working with them to get these problems resolved. The other incomplete homes still owned by MOB on Divot and one on Chi Chi, Greg is handling as well. Notices were sent by CPM as well so it is recorded in their file.
- II.) Total accounts receivable as of 5/30/20 is \$3,399.29. This consists of 9 lots. 2 of those lots are homeowners. The other 7 lots are all owned by one builder and that builder's total AR due is \$3148.28.

E.) Welcome Committee – Greg Gardner

There are two new owners: Rachel & Richard Baird @ 1828 Culver Loop and Sandy & Butch Riley @ 719 Slazenger Ct

F.) Design Committee – Greg Gardner

- I.) Mid Oregon Builders is responsible for all the unfinished homes on Divot and the one on Chi Chi. Greg has been able to find all the contracts (except one). These contracts prove the builds should have been completed January 2020. There have been so many lawsuits filed against MOB plus a line of unhappy clients. There is also talk MOB is going to or has filed bankruptcy. Greg has several attorneys on retainer and he has been utilizing them for advice. He is looking into what is the best avenue: liens, foreclosures, or a law suit. MOB still has empty lots to develop. He will not approve any new construction agreements until the unfinished builds are complete. AND only one at a time will be approved. Greg has also been in touch with realtors and has advised them on the private owned lots, they must use a reputable builder.

- II.) The two homeowners on Divot, the Crumps & the Santos', are victims of misleading or wrong information from their builder and or realtor. The Association will assist these homeowners with their issues with MOB.
- III.) Greg and Dede Henderson live across the street from Divot Loop and have had to see these eyesores for quite a while. They are obviously fed up. Their view is the unfinished homes with garage doors missing, blue tarps blowing around, building materials and trash strewn on the lots. Dede added, when the workers are there they are playing loud music and using foul language. Greg H. suggests the HOA clean up the lots and charge back the expense to MOB. Greg G. explained there is a procedure, and the letters have been going out. If no response, then move to next step.

G.) Common Area's Committee – Greg Gardner

- I.) The common area #10 fire hazard of underbrush has been removed. Spraying for poison oak is the next step. Since there is such a large amount of piles of brush, it is not cost effective to haul them off. This winter the piles will be burned.
- II.) For the other common areas; there is a process to select these areas to mitigate the fire hazard. Greg added, he has added a lot to Chuck Caylor's plate. He has authorization at will to mow as needed. With the weather rainy then sunny, the grass keeps growing. Chuck has also started working on some of the canyon areas around the homes. There is tall grass and scotchbroom growing out of control again. In the past there was a large machine that came in and cleared the areas. However, there was no follow up.
On a side note: Greg asks for neighbors to work out their grievances amongst themselves if possible. Since becoming President he gets a lot of calls for minor neighbor complaint. If it is something like "how long is your RV going to be parked on the driveway/street?" or any other complaints it doesn't need the President to get involved.
- III.) Mary Wallace called attention to common area #9. She said the Douglas Fir tree branches are touching the ground. Plus the grass and the scotchbroom is over grown. Greg explained, right now they are only working on areas that are homes that do not have a fire break. Gloria Beidler asked if the board is considering hiring in goats. Greg said they have not. Gloria said California has found success with the goats keeping things clear.
- IV.) The discussion of deeding common area #12 to the golf course is still up for discussion. No response for attendees, tabled. Contact person at golf course is Brad Seehawler 541-430-5564

H.) Social Committee –Greg Gardner and Irene Bratton

- I.) Irene is currently working on the July 4th golf cart parade. This will be the 3rd year for the parade. She is looking for participants. All of her contact info and parade updates are on Nextdoor.com.
- II.) Greg is still not sure if able to have the annual BBQ at the gazebo due to the virus. Last year at least 75 people attended. The BBQ was held in August. Will have to wait and see what the virus does.
- III.) John Lahley asked if the Association could support a Wednesday night wine night at the gazebo. John's idea is for it not to be formal. People come if you can. No real organization, just a get together. Greg is in favor of the idea. However, alcohol laws may interfere. From what he understands any

homeowner can use the common area. But if alcohol is involved there needs to be a *host*. Greg said no matter what the decision is, a waiver of liability for the Association and Board Members must be signed. Additionally, how is it to be determined if the gazebo/park is available. The majority agreed to post your day of usage on Nextdoor.com.

5.) **Owner Comments**

- A.)** Greg Henderson asked about the ownership of the streets. He is concerned the heavy trucks and equipment driving on Divot are going to cause damage. He said the streets in general do not have a good foundation. In the past the Association has posted signs stating the builder will be responsible for road repair. Greg also inquired if there are any plans to update the CC&R's. Last update was 2006. He is asking if this is on the agenda. Greg has started working on it since his service on the board. He has been making notes.
- B.)** Dede Henderson (and Greg) asked what can be done about Chuck's tractor. He parks it on his vacant lot and is very visible. Her only views are the unfinished homes on Divot or across the canyon Chuck's tractor. Greg Gardner explained Chuck is doing a great service for Knolls Estates. He has been given a waiver to park his tractor until he can get his structure built. Until the structure is built, the tractor is typically stored at storage. However with the rainy/sunny weather and the frequency of needing to use it, it has stayed on his empty lot, approved by the Board. Chuck Caylor spoke up and said he wished the Henderson's had just come and talked to him if it bothered them that much. A heated discussion continued with the Henderson's and Chuck. There was no resolution that seemed to satisfy Dede. However, Greg reiterated that Chuck has been given a waiver to park his trailer on his empty lot during cutting season and that isn't going to change. Gloria Beidler asked if the Association could build something for his tractor. Discussion about the previous shed approval that was unnecessary. Chuck explained he already has his plans approved to build his garage, and construction with start soon.
- C.)** Milo Schauer advised the US flag at the entrance sign is torn and ripped. It will be replaced or repaired. He also brought up the turkeys. Greg G. explained he is very aware and is working with ODFW as to a better solution. Last year's trapping did not work. Caught 2 turkeys out of 50. Greg shared his horror story of the turkeys attacking his front door, poop everywhere, etc. He understands, it is on the list. There is a lot on the list.

6.) Meeting was adjourned at 7:20pm