

KNOLLS ESTATES SPECIAL BOARD MEETING; July 7, 2023.

The board meeting was called to order by Greg Gardner at 1:05 pm.

1) Roll Call In attendance: Board members: Greg Gardner, Tom Schaub, Terry Wells, Mary Nordeen.

Homeowners: Carole Wells, 1827 Culver Loop, Jessie Larner, 1793 Culver Loop, Butch and Sandy Riley, 719 Slazenger Ct. , Peggy Drake, 726 Slazenger Ct. , Tania Amavisca, 720 Slazenger Ct., John and Diane Stimac, 713 Sandpiper Ct., Debbie Robinson, 701 Slazenger Ct., Roland Berry, 1954 Culver Loop, Dave Jenkins, 2061 Sawgrass Ct., Lonnie and Bruce Harris, 2080 Culver Loop, David and Phyllis Patterson, 2253 Eagle Loop, Alicia Hart, 2234 Eagle Loop, Marti Hirtle, 2214 Eagle Loop, John Lahley, 2070 Culver Loop, Tom Deedon, 2059 Sawgrass Ct., Mary Wallace, 716 Sandpiper Ct., Pat Finley, 616 Arnie Ct., Larry and Diane Cox, 2066 Culver Loop, Danna Mock, 1826 Culver Loop, Garrett and Lacey Thun, 2276 Scardi, Don and Lynn Wilcox, 1789 Culver Loop, Sharon and Steven Kelly, 1748 Scardi, Candy Taylor, 2017 Culver Loop, Chuck and Peggy Brummell, 547 St. Andrews Ct., David and Jackie Potestio, 1830 Culver Loop, Chuck Caylor, 2092 Culver Lp.

2) Rules of Order-Code of Conduct:

Rules of order read by Tom Schaub

3) Minutes Approval: The minutes from the June 21, 2023 board meeting were approved.

4) Greg Gardner explained the reason for this special board meeting, as well as the format that will need to be followed. The only agenda item that will be discussed formally is the HUD discrimination fair housing complaint issued by 714 Slazenger Ct. Lot 147. Greg discussed Knolls Estates first counterproposal conciliation that was offered, which is posted on the website minutes 6-21-23. That counterproposal was not accepted by the complainant's, whom resubmitted their own counterproposal, and their modification counterproposal. Notice was provided that we were having a special board meeting July 7th @ 1pm. The board will, in executive session consult with legal counsel to consider the counterproposal and modification for conciliation received from HUD and it will be necessary for the board to submit another counterproposal.

5) Tom motioned that the board be excused to discuss in an executive private session with counsel, Terry second, motion approved.

6) Upon the boards return to the open board meeting, Greg covered that we, the board all reached agreement on a second counterproposal for conciliation and a motion was made by Tom to accept, Mary second, the board was unanimous in favor. The five points are as follows:

1. Greg, Tom and Kathy will do fair housing training.
2. Burning in common 10 will be limited to only brush cleared from that area one period of time per year unless health or safety concerns would require additional burning.
3. At least one week (7 days) notice will be given ahead of any burning unless impossible due to an emergency situation.
4. Submit to binding arbitration.
5. Release of liability from complaint.

7) Some homeowners asked if they could get more information concerning the particulars of the HUD discrimination fair housing complaint? Greg said more information will be available later. It was determined that the issue is smoke from burning.

8) Tom called for adjournment of the meeting and Terry second, motion approved. Adjournment at 2:15 pm. The next regular HOA board meeting will July 19, 2023.