

Knolls Estates Monthly Board Meeting
July 20th, 2022
Approved Minutes of Meeting

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

1.) Roll Call

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

Owners in attendance: Carole Wells @1827 Culver Lp., Gary & Lorrie Lee @1829 Culver Lp., Dian & Larry Cox @2066 Culver Lp., Peggy Schaub @ 2074 Culver Lp., Tammy Axton @2266 Eagle Lp., John & Annie Lahley @2070 Culver Lp., Diane Stimac @713 Sandpiper Ct., Betty Rushing @1821 Culver Lp., Pat Finley @616 Arnie Ct., Candy Taylor @2077 Culver Lp., Russ & Danna Mock @1826 Culver Lp.

2.) Rules of Order

The Rules of Order were read.

3.) Approval of Minutes from June 15, 2022 Meeting:

Terry Wells made a motion to approve the June 15, 2022 board meeting minutes as presented. Tom Schaub seconded the motion. A vote was taken. Motion was carried to approve the June 15, 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.
- II.) Backflow testing needs to be done by August. John Lahley said that sometime the backflow companies fail to get the paperwork into the City, so homeowners should double check that.
- III.) Greg gave a quick summary of the MOB lots. The attorneys are not responding to inquiries. The lots will be auctioned off September 22nd. Greg is still keeping an eye on the situation so that Knolls Estates gets paid for the balances on each account. Pat Finley asked about the building on Arnie Ct. Greg said that the builder will be selling it.

B) Treasurer's Report – Tom Schaub

I.)	Financial Reports	YTD	BUDGET
	Total Operating Expense	\$44,709.34	\$102,655.50
	Total Expenses	\$44,695.21	\$102,655.50
	Total Operating Income	\$54,919.61	\$136,260.00
	Total Net Income	\$10,224.40	\$33,604.50
	Total NOI-Net Operating Income	\$10,210.27	
	Total Assets	\$373,557.79	

- II.) Tom states that we are looking good financially.

C.) Board Members – Comments and Concerns

- I.) Tom Schaub says he has spoken to Melanie who will talk to the police chief regarding Dovetail/Scardi. He has not heard from Jerry. We are still wanting ODOT to install a flashing light. Mark from ODOT is aware of another fatality on

the corner of the Hwy & Church Rd. He's putting info into a matrix. He didn't know about the apartments being put in at the bottom of Dovetail.

- II.) Greg reminded those in attendance that the gazebo park area is not a dog park. At present, dogs are allowed but they are not to use the area for a bathroom. If it continues to be a problem, Kathy will send letters to those individuals. He said that we are not banning dogs, it's just not a place for pets to use as a regular bathroom.
- III.) A memorial service for Steve Rey will be Saturday at 4pm. Steve worked for the golf course.
- IV.) Food trucks will be at the pro shop every Sunday throughout August.
- V.) Joe Beador & Richard Jorge installed a flag pole 5 years ago. It needs maintenance. Tom Schaub is taking over that maintenance. The current solar lights need joint connectors. A homeowner tried to lower the flag and it broke. Parts will be in next week and it will be approximately \$30. The pole will need to come all the way down as the batteries will need to be changed. A new flag will be ordered every year.
- VI.) Michael George says that everyone has been very cooperative and positive with the road repairs/improvements. Chi Chi looks brand new. Sandpiper is done. Four golf cart paths need to get done. Greg didn't even know before that Knolls owned those paths. There is 1 in phase 1 and 3 in phase 2. John Lahley wanted to know where the HOA roads begin. Greg gave him an update which are the County's and which belong to Knolls.
- VII.) No one is happy with the apartments on Dovetail/Hwy 138. Are there wetlands? No one is sure and this may stall progress. Tom says it will be low income. Tom says there will be an EV charging station on the empty lot and the access for it will be on Dakota St.
- VIII.) Tom Schaub says Steve Simmons of Fairway Estates is taking video of trucks trying to get on and off of the Highway to send to Mark, the ODOT engineer. There may eventually be a light to Dakota St. Steve says Fairway owns part of Dakota near the mailboxes and they might deed it to the City if other businesses do. The Police are stopping vehicles who are not following the signs.

D.) Centerpointe Property Management – Kathy Larecy

- I.) 14 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: \$31,489.16
- IV.) Oregon JV LLC all lots delinquent \$28,133.00
- V.) 3 homeowner late fees, dues, non-compliance \$3,356.16, \$3,156.91 is from one homeowner.
- VI.) ODOT is charging another \$300 for installation of the jake brake sign. Fairway is contesting it.

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

- I.) Peggy reminds everyone to make sure pets are being prepared for in emergencies. Disasters can happen anytime. There are devastating wildfires going on in England right now. Peggy suggests having an emergency backpack that can be used for traveling with essentials such as TP, blanket, bottled water, bank-aids, etc. July is extreme heat safety and National Lightning safety awareness. Having a generator is a good idea.

F.) Welcome Committee – Tom Schaub & Mary Nordeen

- I.) Tom & Mary have been visiting new owners of the community and will stop by Jim & Mary Dennis this weekend at 1780 Scardi Blvd.
- II.) Greg mentioned lot #146, 720 Slazenger is for sale and is a new construction.

G.) Design Committee – Chuck Caylor & Greg Good

- I.) Projects submitted for approval: 0 Home, 1 fence, 1 shed. Projects approved: 2
- II.) 1 home currently being built/completed in phase 3, 1 in phase 2

H.) Common Area's Committee – Chuck Caylor

- I.) Greg reported that common areas will continue to be addressed as needed and weather permits. Most burn piles have been addressed, no more burning until fall. Big thanks to all the homeowners that are helping keep our community looking amazing.
- II.) This is the 4th cutting for the common areas thanks to all the spring rain.
- III.) With spring/summer here, curb appeal in front of our homes need to be up to the standards of our community. Garbage & recycle cans must be stored on side of home, not in front.

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

- I.) Terry Wells reports that Greg will send out an email for people to RSVP for the community BBQ. It will be at the gazebo park area August 6th, 2-6PM. Everything will be provided but homeowners should bring their own chairs and pop-ups for shade. RSVP with Terry. The email will have his contact info.
- II.) The July 4 cart parade was a great success. The judges were last year's winners. This year's winners: 1st Place, Kenny & Pam Campbell. 2nd Place, Glen & Kathy Cutler. 3rd Place, Ray Axton and daughter Nicole.

J.) Owner comments:

- 1. Betty Rushing says she likes animals but the turkeys are causing damage in yards. Greg mentioned that there is information on how to deal with them. Michael stated that there is good information in the brochure that was emailed to all the homeowners, such as motion activated sprinklers and water balloons. Greg will try and find the brochure and send it to her.
- 2. Tom reminds everyone of the Thursday evening music at the bandshell in Sutherlin. Terry says it's a really good time.

5.) Meeting was adjourned at 6:57pm