

Knolls Estates Monthly Board Meeting
July 21st, 2021
Approved Minutes of Meeting

The meeting was called to order by Greg Gardner @ 6:09pm

1.) **Roll Call**

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

Owners in attendance: Pat Finley @616 Arnie Ct., Dian Cox @2066 Culver Lp, Chuck Caylor @2092 Culver Lp., Terry & Carole Wells @1827 Culver Lp., Patrick Lynch @2288 Chi Chi Ln., Daine Stimac @713 Sandpiper Ct., Sharon Kelley & Steve Peery @ 1748 Scardi Blvd., Mary Wallace @716 Sandpiper Ct., Virginia George @2294 Eagle Lp.

2.) **Rules of Order**

The Rules of Order were read by Greg Gardner.

3.) **Approval of Minutes from June 16th Meeting:**

Motion was made by Richard Jorge and seconded by Mary Nordeen approve the June 16, 2021 board meeting minutes. It was approved by unanimous vote.

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

A.) President – Greg Gardner

- I.) Crack Sealing completed on Culver Lp, Sawgrass Ct, St. Andrews Ct, and Arnie Ct. Divot Loop, Kapela and Innsbrook Ct. are the next to be done.
- II.) The speeding issue was discussed. The City is going to fix the sign and move it between Chi Chi Ln. and Eagle Lp. Homeowners are asked to slow down! There are children in that area as well as retirees who walk on the roadways.
- III.) A discussion was held regarding RV's Trailers, Boars and utility trailers. If homeowners contact Centerpointe or the Board and need more time than the 48 hours, that can almost always be accommodated. However, when it is done without permission, the Board or Centerpointe may contact you. Homeowners are asked to send an email to ske97479@gmail.com for permission beyond the 2 days. Pat Lynch spoke up about a notice he received from Centerpointe. He denied having his RV there beyond the 48 hours and did not like getting the notice. Greg receives a lot of complaints – emails and calls regarding violations. The Board has to take everything under advisement. Greg apologized if the letter was in error.
- IV.) A reminder that all homeowners are responsible to 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.

B.) Treasurer's Report – Tom Schaub

I.)	Tom not present, Greg read the financials.	
II.)	Financial Reports	
	Total Operating Expense 2021 YTD	\$ 39,314.60
	Total Reserve Expenses 2021 YTD	\$ 2,781.60
	Total Expenses 2021 YTD	\$ 36,141.67
	Total Operation Income 2021 YTD	\$ 57,456.04
	Total NOI-Net Operating Income 2021 YTD	\$ 18,141.44
	Total Net Income 2021 YTD	\$ 15,359.84
	Total Assets 2021 YTD	\$403,243.63

C.) Board Members – comments and Concerns

Greg reported that bark mulch was put around sign area and into gazebo area. Cutting of grass in common area #10 continues as fire restrictions allow.
Turkeys have had babies

D.) Centerpointe Property Management – Kathy Larecy

- I.) No water shut offs were necessary this month
- II.) Oregon JV LLC (MOB) all lots delinquent in fees. Total A/R \$15,600.00. They have been working on the buildings and tall grass has been addressed.
- III.) Kathy continues to address yard violations. 1 homeowner is being fined.
- IV.) 2 homeowner late fees, HOA dues, non-compliance. \$1,473.21 total. \$1,418.21 is from one homeowner.
- V.) The City of Sutherlin will raise rates again beginning in August. This will be reflected in the September phase 2 & 3 homeowner statements.

E.) Welcome Committee – Tom Schaub & Mary Nordeen

- I.) June 1 to July 16 New Home owners:
 - 1.) Lot #147 Dale & Linda Curl @714 Slazenger Ct.
 - 2.) Lot #166 Chuck & Cari Massetti @ 1780 Scardi Blvd
- II.) 2021 New Lot Owners and Construction:
 - 1.) Lot #140 Tina Jefferson: 701 Slazenger Ct; new construction
 - 2.) Lot #148 Justin & Tyra Hill: 708 Slazenger Ct: empty lot
 - 3.) Lot #151 Tom & Susan Lebengood: 1660 Scardi Blvd: empty lot
 - 4.) Lot #131 Arnie Ct; Artisan Homes: empty lot
 - 5.) Lot #167 Joshua & Heather Waechter: 1772 Scardi Blvd: empty lot
 - 6.) Lot #150 Dick Banducci: 1659 Scardi Blvd: new construction
 - 7.) Lot #154 Thomas & Tina Jefferson: 1684 Scardi Blvd: new construction, for sale
 - 8.) Lot #176 Austin & Alisha Slate: 1700 Scardi Blvd: new construction

F.) Design Committee – Greg Gardner

- I.) Greg reports 0 Homes, 1 fence, 1 shed. Projects approved 2
- II.) 5 homes currently being built in phase 3

G.) Common Area's Committee – Greg Gardner

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.

H.) Social Committee –Irene Bratton

- I.) 4th of July cart parade was a huge success. 1st place went to Tammy Axton & daughter, 2nd place went to Chuck & D’Ann Caylor, 3rd place went to Bruce & Lonnee Harris.
- II.) Greg reports that the gazebo park area is being utilized by Homeowners. If homeowners want to reserve the park for weekends, email HOA: ske97479@gmail.com; just make sure to clean up after usage.
- III.) Upcoming events: possible HOA BBQ at the HOA gazebo/park area. Input needed.

5.) Owner Comments

- I.) Mary Wallace asked about the poison oak behind Sandpiper. Chuck says he can spray it. He has sprayed blackberries in that area.
- II.) Dian Cox asked how long the new roads will mark up their tires and driveways. Michael George said it would be a month or two.

6.) Meeting was adjourned at 6:40pm

Knolls Estates Executive Meeting – Board Members
July 21st, 2021 6:45pm

Further discussion was held regarding the rumble strips for the roadways to address the ongoing issue of speeders throughout the HOA.

Richard Jorge made a motion to approve the purchase of the rumble strips for roughly \$6,000.00 with the understanding that Greg Gardner would be getting more information. Mary Nordeen seconded the motion and it was approved unanimously.

A discussion was held regarding the Buddy George quote to crack seal Divot Lp, Kapela and Innsbrook Ct. Richard made a motion to approve the quote and Mary Nordeen seconded. Motion was approved unanimously with Michael George abstaining from the vote.

Meeting adjourned at 7:15pm