

Knolls Estates Monthly Board Meeting
August 17th, 2022
Approved Minutes of Meeting

The meeting was called to order by Greg Gardner @ 6:02pm.

1.) **Roll Call**

In attendance: Greg Gardner, Michael George, 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., John & Annie Lahley @2070 Culver Lp., Diane Stimac @713 Sandpiper Ct., Betty Rushing @1821 Culver Lp., Pat Finley @616 Arnie Ct., Dale & Linda Curl @714 Salzenger Ct., Chuck Caylor @2092 Culver Lp., Douglas & Debbie Price @713 Slazenger Ct., Chuck & Peggy Brummel @457 St. Andrews Ct., Jim & Mary Dennis @1780 Scardi Blvd.

2.) **Rules of Order**

The Rules of Order were read by Tom Schaub.

3.) **Approval of Minutes from July 20, 2022 Meeting:**

Tom Schaub made a motion to approve the July 20, 2022 board meeting minutes as presented. Michael George seconded the motion. A vote was taken. Motion was carried to approve the July 20, 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 he has sent out an email regarding brown lawns due to heat. Centerpointe will only notate the lawns that are 50% or more brown or dead on their drive throughs. Centerpointe will send out reminders that they have made notice of. Greg made a suggestion of watering every other day 10-15 minutes in the evenings will for the most part keep your lawns in better shape and be cheaper than watering once weekly for a longer period.
- II.) Curb Appeal: Homeowners need to do the best they can in maintaining lawns. Flower beds, weeds, etc. are an ongoing challenge, most homeowners doing a great job. There are a few that need more attention.
- III.) Greg mentioned that all 122 lots in Douglas County owned by Russi/MOB will be auctioned off in September. It has just come to Greg's attention that Douglas County Assessors has filed foreclosure for lack of tax payments going back to 2018.
- IV.) Common Areas are looking great. Now that there are a lot more houses built, the free dump area for brush in C.A. #10 has ended. There is still a burn pile that will be burned in the fall when weather permits. The burn pile was always going to be a temporary situation to help out homeowners clean up brush around their property and save money. The smoke can impact a lot more homeowners now that there are more families in phase III. Greg states he hoped this made a small difference for the homeowners while it lasted; many have been appreciative.
- V.) Street sweeper will come Tues., August 30th. No street parking on that day. Greg will send out an email reminder and Terry will put up a sign.

B) Treasurer's Report – Tom Schaub

I.) Financial Reports	YTD	BUDGET
Total Operating Expense	\$57,941.46	\$102,655.50
Total Expenses	\$76,712.35	\$102,665.50
Total Operating Income	\$65,433.59	\$136,260.00
Total Net Income	\$-11,293.48	\$33,604.50
Total NOI-Net Operating Income	\$7,492.13	
Total Assets	\$352,130.23	

II.) Tom states that we are looking excellent financially. Greg & Tom have been doing the budgeting for 4 years and are on target for the annual budget.

C.) Board Members – Comments and Concerns

I.) Tom Schaub:

1. Tom Schaub says the speed sign is up on Dovetail and not in the right place. Tom asked for input from those in attendance. He says the sign is not there long term, it is there on a rotating basis. Gary Lee questioned where it was now. A discussion ensued as to whether or not the sign should be moved downhill some. Doug Price wasn't sure if the top of the slope is the best as going downhill you would pick up more speed.
2. Debbie Price asked what was going on with the plans to build at the bottom of Dovetail. Greg said there was a surveyor there. A homeowner asked what we are going to do if it turns out to be a low income housing complex. Terry Wells stated that homeowners would have to go to panning meetings and state objections. Greg says he believes homeowners should be given notice of any such meeting. Chuck Caylor reminded everyone that originally there were supposed to be condominiums, so you really can't trust them not to change the plans. Greg said that the builder and City Manager changed the plans after the agreement.
3. In regards to the low income building near Dovetail, the City is more concerned about Dakota St than Dovetail, but Tom will keep up with the Mark, the traffic engineer, as to what is going on. Knolls Estates would love a flashing light at the entrance to Dovetail.
4. Tom Schaub asks people not to mess with the flag pole. It is finicky.
5. Tom stated a reminder that Rv's, motor homes, campers, trailers, boats, utility & cargo trailers – if homeowners need more than 48 hours, please contact a board member at: ske97479@gmail.com or kathy@cpm4rent.com. They have not turned anyone down for over 2 years. Please get permission first. Only homeowners that do not follow the rules will get a reminder from Centerpointe Property Management.

II.) Michael George:

1. Michael says that Slazenger was not done before due to all the new builds. But it is looking good for the 29th of this month. He will confirm. Cars will have to be off the streets. Greg will send out an email – tell everyone on Slazenger. There are also 4 cart paths that belong to Knolls Estates. Greg only recently found out they were owed by the HOA. They will also be re-sealed. Gary had some more questions about the timing of the sealing.

III.) Mary Nordeen not in attendance:

1. Greg explained the work done behind common area #1. It is very steep and the maintenance crew did an awesome job. There was also a rat problem.

Michael George said the rats were huge. They were in the drainage ditch and causing problems going up people's drains.

2. The maintenance crew has started in Common area #2 Knolls. Greg described where this area is and Tom showed those in attendance a map of the area. There is a big difference. Forrest Stone used to maintain this area. Greg will get a map with common area #'s on it so Kathy can put it on the website.

Terry Wells:

1. The August 6th BBQ was a great success. An estimated 55 attendees. 72 RSVP'd so there was an abundance of food. Terry said the extra was donated to the homeless and they were very appreciative.
2. The community signs are completed. Some signs are new, and some were adjusted.
3. Complains and concerns: 1st option is to come to a monthly board meeting and address the board & homeowners attending in a respectful manner. 2nd option is to send an email to either the board directly: ske97479@gmail.com, or to Kathy @ Centerpointe Property management: kathy@cpm4rent.com or by mail to Centerpointe's office: 508 W Agee St., Roseburg OR 97471. Compliments are welcome in any form. Homeowners are asked to never approach board members at their homes. The board reviews all complaints.

D.) Centerpointe Property Management – Kathy Larecy

- I.) 12 noticeable drive through issues. Mostly curb appeal issues. 3 RV issues, 2 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.) 1 water shut off notice sent, homeowner has since paid
- III.) KE unpaid charges total: \$34,115.01
- IV.) Oregon JV LLC all lots delinquent \$30,532.10
- V.) 3 homeowner late fees, dues, non-compliance \$3,567.01, \$3,291.91 is from one homeowner.
- VI.) Water rates for the City of Sutherlin have gone up 4.4% in August
- VII.) Sutherlin Sanitary rate increased Sept. 1st – 8.6%. Joe Beador asked why this was. Greg Gardner said due to fuel prices.
- VIII.) Garbage & recycle cans must be stored on side of home or in garage, not in front.

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

- I.) Peggy reminds everyone to make sure they have a survival pack when traveling. Include water, blankets, snacks, etc. Anyone can go online and get certified 'CERT'. Cert members can assist others by applying the basic response techniques and organizational skills they learned in emergency situations. Peggy Brummel and Peggy Schaub are certified. Reminder that 1/8 tsp of bleach will sanitize 1 gallon of water. Tom reminds everyone that if there is a true disaster, emergency services won't necessarily get up to Knolls for days. The meeting place during a disaster is the golf pro shop. If the Cooper dam breaks, that would mean 8' of water in town. A reminder to check your generator once a month.

F.) Welcome Committee – Tom Schaub & Mary Nordeen

- I.) Newest home owners:

1. Lot #166 Jim & Mary Dennis: 1780 Scardi Blvd
 2. Lot #37 Shawn & Jennifer Cardoza: 2273 Eagle Loop
- II.) Tom & Mary have been visiting new owners of the community. Debbie Price asked what was in the welcome packet. They didn't get one. Tom gave details. Doug asked if it included the CC&R's. Tom said no, that would be a lot of printing and they are readily available on the website: knollsestates.com.

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. 1 large home on Arnie Ct. It is around 2800 sq/ft. Pat asked why they hadn't been working on it recently. Greg says they are waiting for permits. Pat says the music is loud.

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.) Greg said he has been organizing old paperwork HOA paperwork from many years ago. He found a map with boundary markers for each lot. It has already helped out 2 homeowners.
- II.) Kudos to the maintenance crew for all their hard work

I.) Owner comments:

1. Debbie Price says she is glad she came to the meeting. She has issues in regards to the burn pile in common area #10 and glad they have been addressed. She was concerned about the fire set for the fall being too close to the shed. Chuck said he wouldn't be burning too close to the shed and it wouldn't be burned where the pile currently sits.
2. Dale Curl states he's had things said about him behind his back that aren't true. Someone is saying that he is stealing dirt. He says he has not been stealing dirt nor lumber. He had pre-approval. In regards to the burn pile in common area #10, it is against the law to burn the pile where it is. Someone said Dale threatened him but that is not true either. That person could have been put down. Tom interjected to say that, that statement is aggressive and Dale should not point fingers at anyone in the meeting. Tom also stated that he had not heard of any of this. Chuck Caylor stated that the pile is legal to burn where it is and that he has permits for every burn pile he burns. He knows all the rules for burning, he is not new to this. Dale also said that he had a trailer before which he has since sold. However, since he was not allowed to keep it, he doesn't like that Chuck is allowed to keep one on his property. Tom said that years ago, the board made an exception for tractor/trailer on that lot, as it is used to take care of the association's common areas. Dale does not like it.
3. Doug Price doesn't like Chuck's comment that he should not be questioned in regards to the burn piles. He senses animosity and the HOA contractors should speak to the members kinder. Tom says he will make sure of it. Debbie would like communication to be better. She does not like the undertones of the conversations. She is concerned about the trees behind her lot. Tom feels it is a lot safer than years before when it was overgrown.

4. Linda Curl is concerned about the fall burn as the smoke triggers her asthma and puts her health in jeopardy. Debbie says the homeowners that back up to common area #10 want more notice when they spray such as an email the day before. Greg pointed out an email did go out before the last spray. Chuck said there would be no more spraying.
5. Doug Price asked if there was a council member in the HOA. Yes, Joe Groussman. Would he be approachable regarding certain issues such as the low income housing. Tom said he could approach Joe if he wanted to. John Lahley stated that to his knowledge, none of the City council members represent a certain area of the City. They represent the entire City. There are 5 members plus the City Manager. Doug would like to get more specific information about the possible apartment complex. Tom says currently there is 'nothing on the books'. There has been no letter of intent.
6. John Lahley asked about the website's event calendar. There is nothing on it about the monthly meetings. Greg said it is on the home page.

5.) Meeting was adjourned at 7:08pm