

Knolls Estates Monthly Board Meeting
August 18th, 2021
Approved Minutes of Meeting

The meeting was called to order by Greg Gardner @ 6:20pm

1.) **Roll Call**

In attendance: Greg Gardner, Richard Jorge, Mary Nordeen, and Kathy Larecy from Centerpointe Property Management.

2.) **Rules of Order**

The Rules of Order were not read.

3.) **Approval of Minutes from July 21st Meeting:**

Motion was made by Tom Schaub and seconded by Richard Jorge to approve the July 21, 2021 board meeting minutes. It was approved by unanimous vote.

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

A.) President – Greg Gardner

- I.) Crack Sealing of Kapela Ct and Innsbrook Ct has a tentative schedule of Aug 25 and Divot Loop on Aug 30-31. Greg stated that he hand delivered notices for homeowners with no email. Project manager for Divot Lp lots will not work on those properties between Aug 30-Sept. 3.
- II.) Fire Hydrants have been painted so fire dept. could find easier if needed. This was a safety concern for our HOA. Fire dept supplied the paint. Thank you to Chuck Caylor who performed the work. The colors correlate to the flow rate.
- III.) The City of Sutherlin has removed the broken speed sign and intends to fix it. They are waiting on a grant to pay for the repair. One homeowner had to remove a bush as the hydrants need a 3' radius of clearance around them.
- 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. It was agreed that one homeowner would be fined again for substandard landscaping.

B.) Treasurer's Report – Tom Schaub

I.) Financial Reports	
Total Operating Expense 2021 YTD	\$ 51,919.56
Total Reserve Expenses 2021 YTD	\$ 39,131.60
Total Expenses 2021 YTD	\$ 36,141.67
Total Operation Income 2021 YTD	\$ 70,095.13
Total NOI-Net Operating Income 2021 YTD	\$ 18,085.57
Total Net Income 2021 YTD	\$ (21,046.03)

Total Assets 2021 YTD

\$366,704.01

C.) Board Members – comments and Concerns

- I.) Richard Jorge mentioned that the flowers at the entrance sign hide the sign. Mary says it's the end of the season. Greg will have Chuck pull them out. Greg says bark has been put down.
- II.) Tom continues to keep up communications with Jerry at the City regarding the chevron signs on Dovetail Lp.

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 \$16,615.01.
- III.) 3 homeowner late fees, HOA dues, non-compliance. \$1,669.74 total. \$1,563.21 is from one homeowner.
- IV.) One homeowner's water meter broke. A discussion was held regarding how to handle estimated usage.

E.) Welcome Committee – Tom Schaub & Mary Nordeen

- I.) June 1 to August 18 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, 0 shed. Projects approved 1
- 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.) 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.

5.) **Owner Comments**

Owners not in attendance because of the excessive heat and smoke for safety reasons.
No input submitted by homeowners.

6.) Meeting was adjourned at 7:27pm