

Knolls Estates Monthly Board Meeting
September 15th, 2021
Approved Minutes of Meeting

The meeting was called to order by Greg Gardner @ 6:06pm

1.) **Roll Call**

In attendance: Greg Gardner, Richard Jorge, Mary Nordeen, Jessica Cook-Lindsay, Tom Schaub, Michael George and Kathy Larecy from Centerpointe Property Management. Virginia George @2294 Eagle Lp., Gary & Lorrie Lee @1829 Culver Lp., Karen Schauer @1955 Culver Lp., Peggy Schaub @2074 Culver Lp., Don & Lynn Wilcox @1789 Culver Lp., Tammy Axton @2266 Eagle Lp., Terry & Carole Wells @1827 Culver Lp., Rick & Sharon Cozad @2206 Eagle Lp., Candy Taylor @ 2077 Culver Lp., Chuck Caylor @2092 Culver Lp., Dian & Larry Cox @2066 Culver Lp., John & Annie Lahley @2070 Culver Lp., Garrett & Lacey Thun @2276 Scardi Blvd., Austin Cook-Lindsay @2086 Culver Lp., Sharon Kelley & Steve Peery @1748 Scardi Blvd.

2.) **Rules of Order**

The Rules of Order were read.

3.) **Approval of Minutes from August 18th Meeting:**

Motion was made by Richard Jorge and seconded by Tom Schaub to approve the August 18th, 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 Divot Lp, Kapela Ct and Innsbrook Ct has been completed. Next year, 2022, will be street sealing for Sandpiper Ct., Slazenger Ct., end of Scardi Blvd, starting at the top of cougar canyon to the end of cul-de-sac, Chi Chi Lane and possibly Eagle Loop. Eagle Lp is in the best shape.
- II.) RV's, trailers, boats, utility & cargo trailers etc. If homeowners need extra time than the 48 hours (2 days), just send an email to ske97479@gmail.com requesting additional time and the reason and the Board will respond. For the most part, we will ok additional time if known prior. The main reason behind this, is that the Board knows what to expect should other neighbors complain.
- III.) Listed at the end of the agenda and printed in the minutes is a copy of the email sent to all homeowners regarding the benefits of living in Knolls Estates and also a reminder to homeowners to maintain their lots/yards. Please read through the document to make sure you are aware of the rules and regulations and also that you are aware of the benefits of living here.

B.) Treasurer's Report – Tom Schaub

I.) Peggy Schaub had her latest disaster preparedness meeting via Zoom call. It was primarily regarding the food and water storage issues in a disaster. Peggy reminded everyone to make sure you have enough water on hand for disasters. She was able to get ahold of 6 of the 12 homeowners in her block. See Peggy for more details.

II.) Financial Reports

Total Operating Expense 2021 YTD	\$ 69,238.08
Total Reserve Expenses 2021 YTD	\$ 42,382.33
Total Expenses 2021 YTD	\$108,119.68
Total Operation Income 2021 YTD	\$ 83,233.40
Total NOI-Net Operating Income 2021 YTD	\$ 13,995.32
Total Net Income 2021 YTD	\$ (24,886.28)
Total Assets 2021 YTD	\$362,507.68

Tom explained that the operating loss was due to the road resurfacing projects. Next month's financials will show the expense for Divot Lp. The year end operating numbers will show a small loss. A loss was in the budget.

C.) Board Members – comments and Concerns

- I.) Tom reminded those in attendance that the County road is Dovetail all the way up to lot 171. At lot 172, Knolls Estates owns and maintains until the end of Scardi.
- II.) Tom continues to keep up communications with Jerry at the City regarding the chevron signs on Dovetail Lane
- III.) New construction on Scardi has been starting early due to extreme temperatures. Greg has had to field some complaints from homeowners. Greg also mentioned that a lot of rock has been installed on the corner of Scardi & Slazenger to prevent dirt sloughing in road.

D.) Centerpointe Property Management – Kathy Larecy

- I.) One shut off notice was necessary this month
- II.) Oregon JV LLC (MOB) all lots delinquent in fees. Total A/R \$17,629.90.
- III.) 6 homeowner late fees, HOA dues, non-compliance. \$2,245.31 total. \$1,707.21 is from one homeowner.
- IV.) Kathy continues to address non-compliance issues as they arrive. Phone calls, emails, reminder notices and warnings are all tools used to communicate with homeowners before fining begins. 1 homeowner is being actively fined.
- V.) John Lahley asked about the process of Knoll getting reimbursed for all the unpaid balance for the Divot Lp homes. Greg explained that the Association will be reimbursed when the homes sell.

E.) Welcome Committee – Tom Schaub & Mary Nordeen

- I.) August 1 – Sept. 15 New Home owners:
 - 1.) Lot #38, Douglas & Jessica Laird 2277 Eagle Lp
 - 2.) Lot #154 Scott & Cindy McGinnis 1684 Scardi Blvd
- II.) 2021 New Lot Owners and Construction:
 - 1.) Lot #21 Joann Sandstede: 2210 Eagle Lp; empty lot
 - 2.) Lot #85 John & Suzzane Heselius: 1957 Kapela Ct; empty lot
 - 3.) Lot #90 Stan Smith: 1955 Culver Lp; empty lot
 - 4.) Lot #148 Tina Jefferson: 708 Slazenger; empty lot
 - 5.) Lot #151 Tom & Susan Lebengood; 1660 Scardi Blvd: empty Lot, plan to build
 - 6.) Lot #167 Joshua & Heather Waechter: 1772 Scardi Blvd: empty lot
 - 7.) Lot #130 Rick Griffith; 615 Arnie Ct; empty lot, plan to build
 - 8.) Lot #131 David Platz: 601 Arnit Ct; Artisan Homes; empty lot plan to build
 - 9.) Lot #132 Douglas & Kelly Miller: 602 Arnie Ct; empty lot
 - 10.) Lot #149 Richard Banducci: 1667 Scardi Blvd; empty lot
 - 11.) Lot #175 Susan Wyhoon: 1708 Scardi Blvd; empty lot
 - 12.) Lot #140 Tina Jefferson: 701 Slazenger Ct; new construction
 - 13.) Lot #150 Richard Banducci: 1659 Scardi Blvd; new construction
 - 14.) Lot #176 Austin & Alisha Slate: 1700 Scardi Blvd; new construction
 - 15.) Lot #146 Richard Banducci: 720 Slazenger Ct; new construction

F.) Design Committee – Greg Gardner

- I.) Projects submitted for approval: 1 Home, approved – lot 131
- II.) 4 homes currently being built in phase 3
- III.) County permits to continue builds are slow to receive. This has been the case for lot #131 as well as the MOB lots. Greg notes that the grass is high at the MOB lot on Chi Chi and they will be coming to weed-eat.

G.) Common Area's Committee – Greg Gardner

- I.) It has taken 2 years to get the common areas of the HOA under control and they will continue to address the common areas that could not be completed last year and maintain all commons.
- II.) Lots of areas have been mowed and it will continue as fire restrictions allow. Greg noted that he received a complaint from a homeowner about the common areas being mowed. But despite that, maintenance of common areas continue for fire safety as well as keeping the esthetic integrity of the Association.
- III.) Burn piles on common areas need to wait until the rain comes and permits are issued by the Fire Department. Common Area #9 has a tree and brush that needs to been cut out. Dovetail common area has blackberries that will need to be cut out also.

- IV.) Greg thanked all the homeowners that continue to volunteer their time working in the common areas and the gazebo park. Dian Cox was mentioned as one of the volunteers. A BBQ has been purchased for HOA members. Please clean up after yourself. Chuck Caylor will be installing water to the area next year.

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

- I.) Garrett & Lacey Thun live across from the Alaska-Sutherland property where a homeless camp has been noticed. Michael George said that Alaska-Sutherland is the one who has to put up No Trespassing signs and enforce it. He called and left a message and hasn't heard back. A discussion ensued regarding the resident of the camp. Sharon Cozad asked if the camp was by her property. Greg said no.
- II.) Lynn Wilcox asked about the speeding issue on Culver. Tom Schaub gave an update on the City's speed sign on Dovetail. The City is waiting for a grant to fix the sign which is broken. The City has also said they will be putting Chevron signs on the road on Dovetail. Greg said they've asked the City Police to patrol Dovetail/Scardi but they don't seem to be enthusiastic. 15MPH signs have been painted on the newly resurfaced roads.
- III.) Karen Schauer said her husband read something about the monthly dues going up. She wanted that clarified. Greg Gardner said that no, there were no plans to raise the dues.
- IV.) John Lahley asked about all the new Avery homes being planned and how that will affect the traffic on Dovetail. He wondered if the HOA could inquire about the City lowering the speed limit on the highway. Greg said they could always ask. Terry Wells said that Alaska-Sutherland plans to build 80 more lots down closer to Church Rd. – from the water tank east. They'll need to put in an access to Stearns Rd first. Greg has not approved an access road from Knolls to that area. Garrett said 56 houses are being planned by Church Rd. Greg pointed out that Sutherland is a popular place to live and homes are selling 10-20K over appraisals.
- V.) A question was raised about the lots off Swallow Ln. Greg said the property has been divided into 3 lots. He's had conflicting information from the City as to whether those lots are considered 'wetlands' or not. Tom Schaub works with the Jerry at the City to get more information.

VI.) Greg says that MOB are going through the golf course property and dumping garbage behind Knolls Estates lots off Scardi (not on Knolls property). Brad at the golf course is dealing with it.

6.) Meeting was adjourned at 7:01pm

Knolls Estates Homeowners:

We didn't want to send out this particular email to all the homeowners, but it's become a necessity. We have covered this topic multiple times at Board Meetings, so it will be in the monthly minutes, which are posted on our website monthly for the homeowners to read. It's also listed in the CC&R's, and By-Laws which can be accessed on the web site.

We continue to have a handful of homeowners REFUSING to maintain their property. These homeowners continue to be combative and ignore the CC&R's & By-Laws concerning maintenance of their homes. Which affects their neighbors & the HOA. Centerpointe Property Management usually sends out reminders from their monthly drive throughs for items that need to be addressed. Centerpointe even does multiple reminders for a select few prior to beginning the fining process, which they are not obligated to do. Then the hate filled responses from these select homeowners for not addressing the issues of their property is unacceptable and the fines will continue until all items are corrected 100%. If the corrections are not done in a timely manner and fees not paid, there are other powers the HOA has to enforce. If these homeowners didn't want to live in an HOA they shouldn't have purchased a home in one. We even have homeowners attacking via email and verbally centerpointe, board members, as well as threatening abuse. The board members are voluntary and do not warrant abuse. These homeowners have even asked what the benefits of an HOA are, which is baffling since most people already know the answers to this question prior to buying a home. So in response we are listing just a few items below, plus some of the CC&R's and By-Laws. We also want to thank the 98% of the homeowners who take pride in their property and of the HOA they have chosen to make their home.

Homeowners are responsible for the curb appeal of their property. Homeowners are responsible for the appearance of the entire front of their property. NO TRASH, CLUTTER, MESSES, RUBBISH, DEBRIS, GARBAGE CANS, EMPTY AMAZON BOXES, NO PERMANENT PARKING OF VEHICLES ON THE STREET, LAWNS and LANDSCAPING KEPT MAINTAINED. WEEDS NOT 2 TO 3 FEET TALL, NO DEAD PLANTS, SHRUBS, TREES, GRASS, NO TORN AMERICAN FLAGS, FENCES NEEDING REPAIR and CLEAN UP AFTER YOUR PETS, Just to mention a few. We understand during water restrictions there might be a very few brown areas in the lawns.

The BY-LAWS 6.7.1 MAINTENANCE AND REPAIR: Except as otherwise specifically provided in the declaration and these By-Laws, every owner must promptly perform all maintenance and repair work to such owners lot and the exterior of the improvements thereon and keep the same in good repair and sanitary and neat condition.

BY-LAWS 7.2 Appearance of Lots: Owners shall keep their lots and the improvements thereon in good repair, clean and with painted, stained, or other finished exteriors compatible with the declaration, rules and regulations adopted by the administrator, as provided in section 6 of the Declaration, and the Rules and Regulations adopted by the design committee as provided in section 8 of the declaration.

CC&R's 3.05.H States: Each lot owner shall be responsible for maintenance of his/her private area in a manner which keeps it free of rubbish, brush and dried grass and other material likely to create or cause a Nuisance or a Fire Hazard.

Main Benefits of an HOA:

Helping Maintain Property Values.

Financial Stability.

Community Connection through Volunteer Work.

Added Layer of Support.

Rules and Regulations Deter Nuisance Activity.

Increased Community Pride & Property Maintenance.

Maintained Common Areas and Amenities.

On a side note, our monthly dues of \$35.00 hasn't been raised since the beginning of Knolls Estates HOA. We understand our amenities do not include a clubhouse, pool, etc., but our minimal HOA dues cover road & common area upkeep as well as equipment purchase/repairs, to mention just a few, plus fees to run the HOA. We have added the community park and other items to increase our property values. Dues would be many times higher if those other options were available. Surrounding HOA's Dues range from \$65 to \$100 with little or no amenities.

We are doing our best to not raise the monthly dues to \$65 to \$85. But with the cost of maintaining our HOA the \$35 monthly dues are becoming very difficult.

**Biggest benefit of HOA,s
Stabilized Property Values**

One of the biggest reasons why residents prefer homes in an HOA is because homeowners' associations are proven to stabilize home values and prevent domino foreclosures. **Having well-kept common areas as well as strict home appearance rules means that property values will be more consistent.** There's no risk of a bad house on the block negatively affecting the rest of the neighborhood's property value; in fact, this is one of the main reasons that HOAs were established. **Protecting the value of your property is why HOA neighborhoods are so desirable and homes in them often sell for more than homes in a non-HOA community.**

Thank You

Greg Gardner

Knolls Estates HOA

President

