

Knolls Estates Monthly Board Meeting September 20, 2023 Approved Minutes of Meeting

The meeting was called to order by Greg Gardner @ 6:00pm

1. Roll Call

In attendance: Greg Gardner, Tom Schaub, Terry Wells, Michael George and Jennifer from Centerpointe Property Management.

Owners in attendance: Larry & Dian Cox @ 2066 Culver Loop, Gary & Lorrie Lee @ 1829 Culver Loop, Jim & Mary Dennis @ 1780 Scardi Blvd, Carole Wells @ 1827 Culver Loop, Peggy Schaub @ 2074 Culver Loop, Candy Taylor @ 2077 Culver Loop, JoAnne Warner @ 601 Arnie Ct., Pat Finley @ 616 Arnie Ct., Bruce & Lonnee Harris @ 2080 Culver Loop, Jessie Larner @ 1793 Culver Loop, Pat Lynch @ 2288 Chi Chi, Chuck & Peggy Brummel @ 547 St. Andrews, Sharon Kelly & Steve Perry @ 1748 Scardi Blvd, Kelly Crump @ 680 Divot Loop, Joe Groussman & Sierra Moon @ 2044 Sawgrass.

2. The Rules of Order

The Rules of Order were read by Tom Schaub.

3. Approval of Minutes from August 16, 2023 Meeting:

The meeting minutes from August 16th were approved via email by Board members in August and posted on the website.

4. Reports from Officers and Committee Chairs:

A.) Terry Wells – Update on Formal Complaints

- I.) The Fair Housing complaint (HUD) from the owner(s) of 714 Slazenger Ct., Lot# 147: The HOA's Farmers Insurance and their attorneys are involved. No conciliatory agreement reached. Homeowners had no intention of a conciliatory agreement per online posts in an open forum. HUD representatives and attorneys have started their investigation and have begun interviewing HOA homeowners, property managers, and possibly outside people.
- II.) A new complaint was filed on August 25, 2023 to Fair Housing (HUD) from the owner(s) of 713 Slazenger Ct., Lot# 142. The HOA's Farmers Insurance and their attorneys are involved. No conciliatory process will be made since it is worded almost exactly like the complaint from 714 Slazenger Ct.'s HUD complaint. HUD representatives and attorneys will go straight to their investigation and will begin interviewing HOA homeowners, property managers, and outside people starting October 3, 2023.
- III.) A complaint was filed on August 18, 2023 with the DEQ, Department of Environmental Services, by the owner(s) of 714 Slazenger Ct. Knolls Estates HOA received the complaint on September 1, 2023. It has been turned over to the insurance company and their attorneys. More information to follow.

B.) Tom Schaub – Planning Commission

- I.) Tom attended his first Planning Department meeting the previous night, 9/19/2023. He still needs to learn more about how it works. Jennifer & Christie from that department will be walking him through how the process starts. He visited an RV park that is against a logging proposal that would be near the park. He wished he had visited the park before the meeting. However, he did go today, 9/20/23. He spent about 1-1/2 hours walking over the site and meeting with the people in the RV's. He would have voted no.

C.) Michael George – Reflectors

I.) The reflectors have been received and will be installed later in September for Eagle Loop and Chi Chi. Also, the crack sealing on all other streets will be later in September. The reflectors were delayed for fire precautions. There have also been delays from the recent rains. Joe Groussman added to the report of the cut in the road by the gas company. He said this cut was from 8 months ago. He feels if the gas company isn't going to take care of it, Knolls just needs to get it done. He clarified the location is in front of 702 Sawgrass driveway. Michael George said it is something his company could take care of, just let him know. Greg Gardner assured everyone he will follow up and make sure it gets taken care of.

D.) Treasurer's Report – Tom Schaub

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| I.) Financial Report | 2023 Actual | 2023 Budget |
| Total Income | \$90,035.10 | \$133,815.00 |
| Total Net Income | \$1,204.50 | \$12,119.50 |
| Total Expense | \$88,830.60 | \$121,695.50 |
| Total Reserve Expense | \$28,560.00 | \$28,560.00 |
| Total Assets | \$337,016.95 | |

E.) Greg Gardner – Report from the President

I.) Updated CC&R's & Bylaws:

There has been a lot of chatter about the rewrite of the CC&R's and Bylaws. With 160 lots it is very difficult to please 100% of the homeowners 100% of the time. 95% of the documents are the same as the originals. The new documents are a positive step for the homeowners and the HOA. Most changes on the CC&R's are between pages 21 to 32. The original CC&R's and Bylaws were written in 1994. This rewrite updates them to a 2023 version. These new documents were written by an attorney. Greg and the Board along with property management were able to give input. However, the attorney told them no on many items they wanted. Positive examples include parking a utility trailer or a boat behind a fence. Specific items were requested under the nuisance category, and the attorney said it needed to be more generalized. There have been personal attacks on Greg's (and others) integrity on a public forum. Statements have been made that he and the Board are power hungry, and the changes were made only for the Board's purposes. He will not respond to these attacks on the public forum. These issues need to be addressed at the monthly Board meetings. He encourages everyone to thoroughly read through the rewritten CC&R's and Bylaws before making their decision. Additionally, insinuations of impropriety have been made regarding counting ballots. Greg confirmed that the property managers at Centerpointe is who counts the votes. Chuck Caylor added that he has been publicly attacked as well, and he isn't even a Board member. He is one of three volunteers on the Design Committee. He feels there are some people in the community that are taking things personally. Joe Groussman and Greg Gardner had a form of a Q & A session to address some of Joe Groussman's specific concerns. After going through Joe's concerns, some other owners expressed theirs.

Q: Why is there a limitation on the size of a passenger vehicle? Joe has a very large pick-up truck he uses to tow his camping trailer.

A: Greg referred him to the section in the Design Committee section where a resident can request a waiver.

Q: Joe feels the limitation on 2 pets per household is not acceptable.

A: Greg said he did try to have that removed, but the lawyer said that is pretty much the norm. The purpose is to prevent residents from getting 5-10 dogs that constantly bark. And to prevent residents from getting livestock.

Q: Joe questioned why a lot of these big changes were not listed in the summary version of the re-write.

A: Greg explained he could not fit everything on the summary. He needed the summary to be 2 pages to not go over 1 stamp per mailing.

- Q: Joe expressed concern that if this rewrite is voted in, the owners will have no recourse. And that in the rewrite it states the time period for fining is immediate.
- A: Greg did not know what he was referring to.
- Q: Lastly, Joe asked why in the maintenance of property section it states an agent can enter property without permission from the homeowner?
- A: Greg states that is not the case.
- Q: Kelly Crump asked how often homeowners are getting fined? She has lived in Knolls for 5 years now. She was in an unfinished MOB house that was in violation of the CC&R's. She said Greg and Chuck worked with her through the whole process and she was never fined. She is very grateful to the Board and Design Committee for being gentle to them, and she is grateful her neighbors were so patient. On the other hand, she once left her RV for an extra 24 hours, then she was receiving text that people were reporting the RV had been there for 3 weeks and people were living in it. She does not understand the attacks and the arguments seem petty. This is her first meeting, and it breaks her heart to see this behavior.
- A: Greg thanked Kelly. He said fines have been assessed no more than 10 times on Knolls residents (not including MOB homes) in the last 4 years. He provided an update on the MOB houses. The lots are now owned by a 3rd party after they were not able to get auctioned off. The new owner has many lots in Douglas County with similar problems. The planning department is not able to give him that many permits at a time. As he gets them, he is finishing the houses. Greg said Knolls will recoup the amounts owed on the houses as they get completed and sold.
- Q: Pat Finley said section 10.4 states pets are limited to 1 cat and 1 fish.
- A: Greg said that is definitely not the case. It is likely she saw that in a post on social media. He asked her to go to the website. The rewritten CC&R's and Bylaws are posted there for her to read.
- Q: Pat Lynch expressed that he wished the process had been handled differently. He questioned the ability or knowledge this attorney has because of how poorly the rewrite was done. One of his many items of concern is the Bylaws no longer have a not to exceed amount for the dues. And there is no longer the limitation of the 5% cap on improvements that the Board can approve. He added, a change in dues has to be approved by the homeowners.
- A: Greg reiterated the attorney shot down many suggestions and insisted on generalizations.
- Q: JoAnne Warner said she doesn't think it makes sense to make some of these changes now. She asked if they do not pass, can we continue to work on them?
- A: There isn't time now to make changes to the rewrite in time for the elections. If the vote does not pass, yes, they can continue to be worked on.
- Q: JoAnne Warner added, she disputes the clause regarding satellites. She said it does not follow FCC rules.
- A: Greg did not have a definitive answer on this and he will look it up.
- II.) Additional owner comments regarding the CC&R & Bylaws rewrite:
1. JoAnne Warner suggests the Board get more input from the homeowners.
 2. Joe Groussman and Greg had a discussion regarding the number of votes needed to amend the CC&R's and Bylaws. Greg said the original document and the state law says requires a 75% vote to adapt the new documents.
 3. Joe Groussman expressed concern that if these new documents are voted in, with a new Board "we are screwed". He also feels like if he tries to sell his home with the new CC&R's in place, he won't be able to sell it. Joe became combative. He was raising his voice and did not accept any of the answers given to his questions or concerns. Joe became unruly and Tom Schaub asked Joe to leave the board meeting. Joe called Tom a

name as he left. Joe slammed the door two times and went outside where some homeowners followed. After a short time Greg called the meeting back to order. Greg apologized to the homeowners present for the lack of decorum and the board meeting continued.

4. Kelly Crump feels like the current board will pass on to the new Board the wishes and philosophy of the community.
5. Pat Finley also said if people saw the new CC&R's, they wouldn't want to buy at Knolls.
6. Lonnee Harris asked that everyone refrain from airing this on a public forum.

F.) Centerpointe Property Management – Jennifer Young

- I.) Drive through issues:
Some notable issues apparent were related to curb appeal. Examples: some lawns are not being watered, clutter in front and alongside of some homes. Garbage and recycle cans must not be stored in front of homes. Two travel trailers were being worked on, both were approved for extra time. The main concern is no safety cones in roadway.
- II.) Year-to-date Knolls Estates unpaid charges total \$44,155.72. \$43,797.15 of that figure are the delinquent DW&S, LLC, aka MOB, lots.
- III.) There was no water shut off notices for August.
- IV.) Homeowner late fees, HOA dues, and non-compliance charges total \$358.57. Homeowners are reminded to pay their dues on time.

G.) Safety Committee: Disaster Preparedness – Tom Schaub for Peggy Schaub

- I.) The 2023 focus has been on the theme “A LASTING LEGACY” with the following tag line; “The life you’ve built is worth protecting. Prepare for disasters to create a lasting legacy for you and your family.” Monthly focuses were given every month and are listed on the minutes on the website.
- II.) September 2023 focus: Wildfires are unplanned fires that burn in natural areas like forests, grasslands, or prairies. These dangerous fires spread quickly and can devastate not only wildlife and natural areas, but also communities. Make sure you have a plan if wildfires affect each homeowner. We take fire danger very seriously, that is why we concentrate on mitigating fires in each of the common areas.
- III.) Tom asked the community to look at their Ruralite magazine. There is a page in there for an Emergency Kit Checklist, AKA Go Bag. He has made copies of that page and are available on the table. He reports the forecast calls for an inch of rain next week. But that doesn't mean there won't be any fire danger. Still need to be prepared for fires. Kelly Crump works with aging people and people with disabilities. She makes sure her families have made an exit plan including a meeting place. Additionally, she reminds homeowners who have a 2-story home to have a ladder. Tom suggested Kelly work with her neighbors to have a plan. He said Dennis Riggs helped set up theirs.

H.) Welcome Committee – Tom Schaub

- I.) 2023 New Homeowners, May 10th to August 10th:
 1. Lot #2, 620 Dovetail; James Leiva
- II.) 2022 Empty Lots and Construction:
 1. Lot #21, 2210 Eagle Loop, Joann Sandstede; Empty Lot
 2. Lot #85, 1957 Kapela Ct., John & Suzzane Heselius; Empty Lot
 3. Lot #90, 1955 Kapela Ct., Stan Smith; Empty Lot
 4. Lot #151, 1660 Scardi Blvd, Tom & Susan Lebengood; New Construction
 5. Lot #167, 1772 Scardi Blvd, Joshua & Heather Waechter; Empty Lot
 6. Lot #130, 615 Arnie Ct., Rick Griffith; Empty Lot for sale
 7. Lot #132, 602 Arnie Ct., Jeffrey & Sharon Johnson; Empty Lot New Construction
 8. Lot #149, 1667 Scardi Blvd, Tina Jefferson; Empty Lot New Construction

- 9. Lot #174, 1716 Scardi Blvd, DW&S, LLC; Empty Lot for sale
- 10. Lot #175, 1708 Scardi Blvd, Susan Wyhoon; Empty Lot

I.) Design Committee -- Chuck Caylor & Greg Good

August 10th to September 10th there were no projects submitted for approval.

J.) Common Area's – Greg Gardner

- I.) Will continue to address the common areas as needed. More brush removal of some common areas will be needed to mitigate fire danger. Some additional burn piles in the commons will be needed, but not as many as in years past. Most burn piles have been addressed and mentioned in previous board meetings and all locations approved by the Sutherlin Fire Department. The Board has never said at any time no more burning in any commons. The Board has a fiduciary responsibility to maintain the common areas. Homeowners, prior to buying in the HOA, knew there were rules and regulations. No burning until the fall as weather permits. Last time any burning was done was October 20, 2022. Very little spraying needed to be done this year. The poison oak in common 10 will be sprayed as needed later this fall. There was no spraying in phase 2. When he does spray, he puts up signs.
- II.) The entrance sign area is being upgraded. River rock was added around the benches to help with the mud. Also added gravel to drive golf carts on, to push mowers, and for emergency vehicle access.

K.) Social Committee – Reported by Terry Wells

- I. 55 people attended the community barbeque. Terry says that is a little low considering the size of the community. He is going to work on getting the word out better for next year. Including a big bright sign at the entrance. Chuck reminded the community, if they want to use the park for an event, if they give him a little notice, he can make sure it is cleaned up and mowed for the event.

5.) Owner Comments

- A.) Chuck Brummel says this is the best HOA he has ever lived in.
- B.) Jessie Larner asked when the annual meeting is going to be? Greg explained it is on the 3rd Wednesday in January in Chuck's garage. Refreshments will be provided. The meetings used to be held at the Sutherlin Community Center until they started charging too much. Chuck and Deann volunteer their garage which saves the community \$200 per month. She also said she didn't go to the BBQ because she never received the email announcement. Greg confirmed he does have her correct email address.
- C.) Tom Schaub shared his encounter with the water truck driver that was turning around on Sandpiper. The driver put him in touch with the foreman. Ultimately the water truck was moved to the other side of the Avery building area. He also saw there are no approved plans for the area that is being cleared.
- D.) Greg said the City was shocked by the amount of response the City received from the Knolls residents regarding the congestion the new development will cause. Greg also wrote a letter on behalf of all Knolls residents.

6.) Meeting was adjourned at 7:36pm