**Knolls Estates Monthly Board Meeting**

**June 19, 2019**

**Minutes of Meeting (Approved 7-19-19**

The meeting was called to order by Joe Beador at 6:00pm

1.) In attendance: Joe Beador, Russ Mock, Al Olson, and Jennifer Young from Centerpointe Property Management.

Owners in attendance: Larry & Dian Cox @ 2066 Culver Loop, Don & Jeri Standley @ 2295 Chi Chi, Tonie Hamrick @ 713 Slazenger, Greg Gardner @ 707 Slazenger, Mary Nordeen @ 2274 Eagle Loop, Donna Pagel @ 2277 Eagle Loop, and John & Maureen Blakely @ 1799 Culver Loop.

2.) Joe Beador read The Rules of Order.

3.) **Approval of Minutes from May 15, 2019 Meeting:** Russ Mock made a motion to approve the meeting minutes as presented from the May 15, 2019 meeting with no corrections. Al Olson seconded the motion. A vote was taken. Motion was carried to approve the May 15, 2019 meeting minutes as presented with no corrections by unanimous vote.

4.) **Reports from Officers, Administrators and Committees:**

**A.) President – Joe Beador**

**Follow Up on items from the last meeting**

i.) Joe B. downloaded instructions for Joe Keady on how to change his password. He hasn’t heard if he successfully changed it. Joe K. also opted out of the moss spray this year.

ii.) EXP Realty presented their sign for Divot Loop to the board. The board approved and it is installed.

iii.) Joe Keady had expressed concern about an owner’s daughter who was walking her dog and allowing it to defecate on other property. Joe spoke with those owners; they understood and will talk with her and her counselor on following the rules of the association.

iv.) Bill Cagle got his check.

v.) Joe B. walked with Joe K. through phase 1 to evaluate the weed impediment on the road. Joe B. doesn’t feel like this should be an association responsibility. He feels the homeowners should be taking care of the weeds along the edge of the road. Joe B. explained using the neighbor to neighbor philosophy he will address it if someone complains specifically. Al Olson asked why it is a homeowner responsibility when there is no sidewalk. The weeds will damage the road. Joe B. asked if Al thought the association should spray. Al doesn’t necessarily think so, but if the weeds damage the roadway it would then be the associations responsibility. Donna Pagel pointed out there is an area in phase 1 that is the associations responsibility to spray. Joe B. said that area is already addressed. Joe B. acknowledged the association does own a commercial sprayer. Joe B. said he is going to reassess the areas of concern and any areas where the road is damaged.

**B.) Treasurer Report – Russ Mock**

April 2019 Operating Income YTD Budget: $52,419.15

April 2019 Operating Income YTD Actuals: $47,895.82

April 2019 Total Expenses YTD Budget: $50,335.80

April 2019 Total Expenses YTD Actuals: $39,492.28

April 2019 Net Income YTD Budget: $ 2,083.35

April 2019 Net Income YTD Actuals: $ 8,403.54

KEOA Checking Account $ 29,795.25

KEOA Money Market $111,327.77

KEOA CD $229,672.20

KEOA Total Net Worth $370,795.22

**C.) Welcome Committee: Judy Beador -not in attendance – Reported by Joe Beador**

No new move ins.

**D.) Design Committee: Chuck Caylor -not in attendance – Reported by Joe Beador**

i.) Deck extension for Greg Good at 1966 Kapela Ct. approved.

ii.) Golf ball net for Tom Schaub at 2074 Culver Loop approved.

iii.) Fence for Austin Slate at 1700 Scardi Blvd approved. Austin is a young Army man getting ready to deploy. Before he bought the lot and submitted home plans, he wanted to make sure the fence was approved so everything is in order for his family before he leaves.

iv.) Joe B. wanted to explain that he does not hassle his committee members to attend the meetings. They are doing their jobs without attending. They are working with Joe B. and the other board members directly.

**E.) Common Areas Committee: Marty Larner -not in attendance – Reported by Joe Beador**

Nothing to report

**F.) Social Committee: Pam Ramm/Irene Bratton -not in attendance – Reported by Joe Beador**

i.) Community BBQ is on schedule for June 22 on Arnie Ct. The owner of that home will be providing the barbecue, refrigerator, etc. This location has good logistics with plenty of room. Last year 60-65 people attended. As of yesterday, there were 50 RSVP’s. Owners please call Pam Ramm to RSVP.

ii.) The 4th of July Golf Cart parade is on schedule for 7pm. Last year there were 9 carts in the parade. This year hoping for more, especially since there are new owners and more people have purchased golf carts.

iii.) The social committee is asking the board if it would be a good idea if one of the wineries would come do a wine tasting. Joe B. opened the discussion for feedback. Russ Mock thinks it isn’t a bad idea if the proper permits were obtained, the association insurance covered it, and the winery had its proper permits and insurance. Al Olson asked if enough people would attend to make it worth it for the winery. Dian Cox asked if bathrooms would be required. Russ believes the winery would provide porta potties with hand wash stations. Al said it sounds like it is more trouble than it is worth. An owner in attendance suggest a group get together and rent a bus. Joe Beador made a motion that the board does not approve having a wine testing event in the association. Al Olson seconded the motion. A vote was taken. Motion was carried to not approve having a wine testing event in the association by unanimous vote. Joe B. is pleased with the social committee trying to come up with neat things to do. Donna Pagel said Reustle Prayer Rock Vineyards invites the volunteers from the City of Sutherlin Visitors Center, where she volunteers, for an event they host. Donna describe the winery and suggested if the association does do anything like that to look into them.

**G.) Centerpointe Property Management: Jennifer Young**

i.) Observations from 6/7/19 drive through reported to board:

--One utility/box trailer

--Three homes with yard maintenance issues

--One RV

--2245 Eagle Loop has a large green house or shed visible above the fence. Joe B. said that was approved.

--2074 Culver Loop has two windows boarded up. Joe B. reported that owner is waiting for a golf ball net.

--A home with a cement mixer and wheelbarrow in front of house.

--There is road repair in the cul de sac of Sandpiper. Joe B. said Mary Wallace at 716 Sandpiper has had gas installed at her home in anticipation of another storm power outage. Avista is coming back to fix the road properly.

ii.) As of 5/31/19 there were 7 accounts past due totally $908.31. However, one of the charges, in the amount of $125.00, is not technically late. It is a water meter charge that was added in May. 3 homes were scheduled for water shut offs. All 3 paid before the shut off date.

5.) **Unfinished Business:**

**A. Squirrel Trapping by Jerry Wilson, The Relocator:**

Jerry has decided to not continue to trap. He had a bad experience with a homeowner who felt the trapping was inhumane. He trapped 8. Russ Mock expressed it is still a serious problem. They are undermining his sidewalk. Joe B. said there are still homeowners feeding them, which is not only against association rules, but it is against the law.

**B. Community Park Handicap Ramp:**

The installation of the handicap ramp is complete.

**C.** **Sign Area Tree and Benches:**

The maple tree has been planted. The rock area still needs to be cleaned up. Today Joe B. and John finished the irrigation. They have also decided to plant perennials instead of annuals this time. The benches are assembled. Richard Jorge is working on the anchors.

**D. Culver and Scardi Tree Irrigation:**

The irrigation is complete and has been running for about two weeks. It is working well. 4-5 trees out of the 30 purchased did not make it. Brian Thompson of 1952 Culver Loop said if the association can get replacements, he will plant them. Joe B. took pictures and showed Young’s Nursery. They cannot offer a refund but will give store credit. Will have to wait until next year when the new shipment arrives.

**E. Water to the Sign Area**

Sabin and Jane Gautreau bought lot #1. They agreed to provide water to the sign area with a $25.00 monthly credit. At the end of the year the actual usage would be calculated. However, Joe B. feels bad because it has been a hot May and June and a lot of water has been used. **VOTE** Joe Beador made a motion to pay Sabin and Jane Gautreau a stipend of $50.00 for the excess water used to carry over until the meter is in. Russ Mock seconded the motion. A vote was taken. Motion was carried to pay Sabin and Jane Gautreau a stipend of $50.00 for the excess water used to carry over until the meter is in by unanimous vote.

6.) **New Business:**

**A. Common Areas Contractor (Scotch Broom and Mowing/Weeding):**

About two weeks ago the landscaper had to be let go. He doesn’t have the people to keep up with the work that needs to be done. The grass was as tall as this table. Joe B. had a talk with JD and they both agreed to end the relationship. Joe B. asked Chuck Caylor if he would consider doing the work. The fees that were paid to JD Lawncare would get paid to Chuck. Chuck agreed. Chuck has already started cutting some areas and is doing a good job. He will also be taking care of the park. **VOTE** Joe B. made a motion since JD Lawncare has been let go, Chuck Caylor will officially be responsible for the maintenance of the common areas and get paid what JD Lawncare was getting paid. Al Olson seconded the motion. A vote was taken. Motion was carried since JD Lawncare has been let go, Chuck Caylor will officially be responsible for the maintenance of the common areas and get paid what JD Lawncare was getting paid by unanimous vote. Joe B. has downloaded information from ODOT about scotch broom and how to deal with it. Chuck will be researching this and addressing it next month.

**B. Trees for Noise Abatement in Phase 3 - ODOT:**

After speaking with Tonie Hamrick of 713 Slazenger, Joe B. feels bad that there has not been any association attention to phase 3 for upgrades. The only common areas in phase 3 are the woods. Tonie’s concern currently is the sound from the freeway. It is VERY loud. Greg Gardner from 707 Slazenger also said the noise from the freeway is very loud. Joe B. and Tonie discussed planting a buffer of trees from I5 for noise abatement. A Leland Cypress can grow to 50’ and the deer won’t eat it. Russ Mock said he thinks the noise will come over the trees. Tonie thinks they will grow tall enough. The property where the trees would be planted is owned by the state. Joe B. asked David Wells of ODOT if Knolls could have an easement to plant the row of trees. David told Joe B. they don’t want to allow the easement, but to sell them the land. Details on the size of the property and the cost were not provided by David. Russ Mock wants to know if this transaction happens, would they have to pay tax on the property, and what liability would the association have. Donna Pagel asked where the water would come from. Joe B. said that water isn’t a problem, there is a lot of water available in that area. Once these trees are established, they won’t need to be watered. An owner in attendance asked who would be paying for this and who would it benefit. Russ Mock explained the association would be paying for it and not only phase 3 will benefit but it will benefit other parts of the HOA due to the sound traveling. Dian Cox asked about the strip below phase 3. Russ said that is owned by the golf course. The board decided to table the discussion until they hear back from the state.

**C. Brush Removal from Curb Area of Scardi:**

Joe B. said he is in a dilemma. He has gone to the City of Sutherlin a couple times. Aaron Swan from the City of Sutherlin just tells Joe B. they are busy and can’t get to the brush removal. Joe B. explained the problem is with the blackberries, poison oak, and other brush coming over the curb. The dead stuff falls off into the roadway. When it rains, it all goes down into the drain clogging it. Joe B. spoke with a man named Shane Adamson who has a brush hog. Shane would be able to clear that area 10’ back with his brush hog at a cost of $1500.00. However, his brush hog would not work in the other areas of concern that are the associations responsibility. That area is going to take manpower to cut it out manually. Joe B. has a call into a company called Krud Cutter referred by Richard Jorge. He is waiting on a call back. Russ Mock suggested contacting Rick Bainbridge. Al Olson is opposed to paying for the area the City is responsible for. He believes it will set a precedent.

**D. Dead Trees in Common Area in Phase 2**

Richard Jorge reported to Joe B. there are some tall dead trees in a common area in phase 2 that need to be felled. Al Olson confirmed there are four of them. Russ Mock suggests getting a bid from Steve Tilley Tree Service. He chips and stacks and is reasonably priced. Joe B. said Chuck Caylor said he could take care of them. An owner recommended Tom Rushing who has done good work for him.

7.) **Owner Comments:**

•Tonie Hamrick from 713 Slazenger explained behind his house in the woods is a common area. There is a lot of down, drying, dead brush. He is concerned of the fire hazard and asks if there are any plans to address that. Joe B. said if they find someone to do the Scardi problem, they will have him bid to clear out that area. Once cleared out than the association can maintain on an annual basis.

•Donna Pagel asked who is building the house on Chi Chi. Joe B. said it was Joe Russi, Mid-Oregon Builders. He said there were some people stirring the pot saying the house was going to be a 3 story. He put the rumors to bed.

•Greg Gardner of 707 Slazenger expressed his appreciation of Joe B. Since he has become president things have been wonderful. Joe B. thanked him and thanked his board members. He couldn’t do it without them.

•Dian Cox of 2066 Culver Loop ask if the association would be doing the garbage bin again. Joe B. said they have decided against doing it. Last year the bin was not taken advantage of and was not cost effective.

•Dian Cox asked for an update on the backflow vendor. He said Mathew Holland is still working on them and he has been given a timeline to have them all complete by the end of June. Next year he will not let him drag his feet by giving him a timeframe from the start. The association is not in trouble with the City now, they know the vendor has been hired and the tests are not expired yet. Donna Pagel from 2277 Eagle Loop suggested maybe he is taking longer because he is having trouble finding the systems. Several people in attendance discussed how they mark theirs.

•An owner asked when they would be paying for the testing. Joe B. said when they get his invoice it will be on their bill and it won’t be until next month’s bill.

•Mary Nordeen of 2274 Eagle Loop express concern about Lot #7, 2278 Eagle Loop. Behind the Leland Cypress’ there is a white box trailer that hasn’t moved in 1.5 years. She is wondering also if there is a rule that says you cannot hide your house completely with trees and bushes. An owner in attendance said there is a height and coverage limit in the CC&R’s. Al Olson and Russ Mock disagree about there being a rule in the CC&R’s. Someone said it is the owner’s children that live there. Joe B. said he would investigate it.

•Dian Cox asked when the street sweeper was coming. Joe B. said he is supposed to come every 3rd month on the 3rd Tuesday. Joe B. said he would get ahold of him and post an update on Nextdoor.com

8.) Meeting was adjourned at 7:20pm