**Knolls Estates Monthly Board Meeting**

**March 20, 2019 MeetingMinutes**

**(Approved 5-15-19)**

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

1.) In attendance: Joe Beador, Richard Jorge, Russ Mock, Al Olson, and Kathy Larecy from Centerpointe Property Management.

 Owners in attendance: Dian & Larry Cox 2066 Culver Lp, Jeri Standley 2295 Chi Chi Ln, Idella Williams 2076 Culver Lp, Donna Pagel 2277 Eagle Lp, Mary Nordeen 2274 Eagle Lp, Joe Groussman & Sierra Moon 2044 Sawgrass Ct, John & Maureen Blakely 1799 Culver Lp.

2.) Joe Beador read The Rules of Order

3.) **Approval of Minutes from the February 20th, 2019 Meeting**: Russ Mock made a motion to approve the February 20th, 2019 minutes as presented. Al Olson seconded. A vote was taken. Motion was carried to approve the February 20th, 2019 meeting minutes as presented with no corrections by unanimous vote.

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

 **A.) President – Joe Beador**

1a. Forrest Stone collected names for addressing moss on roofs. Joe B. started a second list with 21 names on it. They will come down in a couple of weeks to do the job. Russ Mock suggested next year we make 1 list for the whole association similar to what we are doing with the backflow devices.

2a. Fog lines in phase 1 were done last Saturday. Joe B. thought they looked good.

 **B.) Treasurer’s Report – Russ Mock**

February 2019 Operating Income YTD Budget: $20,967.66

February 2019 Operating Income YTD Actuals: $17,776.22

February 2019 Total Expenses YTD Budget: $20,134.32

February 2019 Total Expenses YTD Actuals: $7,828.78

February 2019 Net Income YTD Budget: $833.34

February 2019 Net Income YTD Actuals: $9,947.44

KEOA Checking Account $28,779.21

KEOA Money Market $111308.13

KEOA CD $228,351.77

KEOA Total Net Worth $368,439.11

**C.) Welcome Committee: Judy Beador -not in attendance**

Joe B. reports that there were 4 new owners. Zach & Michelle Ross moved into 2061 Culver Lp, young couple with kids. Michael & Katherine Parker moved into 2293 Eagle Loop. Both those homes were the ones we had so much trouble with owners and compliance issues. The owners of 2294 Eagle Loop (Wendy Angel’s old place) are Michael & Virginia George and they are related to the new owners of 618 Dovetail, owners Sabin & Jayne Gautreau.

**D.) Design Committee: Chuck Caylor -not in attendance**

1a. Storage Shed for Ken Campbell at 1832 Culver Lp was approved

2a. Fencing for Michael George @ 2294 Eagle Loop was approved

3a. New home construction for Kirk Treadaway @ 1740 Scardi was approved

**E.) Common Areas Committee: Marty Larner -not in attendance**

1a. Joe B. said that 19 trees were already planted and Joe B. ordered another 15 for Culver Lp.

**F.) Social Committee: Pam Ramm/Irene Bratton -not in attendance**

 No report

**G.) Centerpointe Property Management: Kathy Larecy**

Kathy reported no drive-thru in Feb due to snow. Two motorhomes were parked on Culver Lp when we read meters 3/15. 7 owners delinquent last month with 4 of the 7 paying in full as of today.

5.) **Unfinished Business:**

**A.) Backflow Testing Proposals:**

Joe re-read the bids received from the backflow testing proposals. The bid was awarded to Mathew Holland at $24.50 per home. Owners will receive a copy of the certification as will Joe B. Notification will go on Nextdoor.com and the monthly statement sent by Centerpointe. Russ Mock suggested we write up a contract, others agreed. Russ will draw up one and send to Kathy. Donna says her backflow device is under bark mulch and concerned Matthew will not find it. Joe G asked how many do not have backflow devices. Joe B reports that 61 do not. A discussion was held about the importance of a backflow unless an owner has an anti-siphon device. Al Olson wondered if someone didn’t want to be on the list for Mathew Holland, could they get off the list. Joe got the list from the City of everyone with a backflow device but can take owners off if they choose; just need to contact Joe. Joe B will send Kathy a notice regarding this for the hot topics.

**B.) Update on Water Sign Area:**

 Joe B. reports that the owners of #1, 618 Dovetail were agreeable to the association tapping into their water from the south side spigot. They will receive a monthly $25.00 credit on their account. The cost to extend the water main would have been approx. $32K. Joe G. asked about a meter. Yes, one will be installed and it will be read once per year to reimburse the Gautrdeau’s.

**C.) Update on rip-rap for Common Area #7:**

 Rip rap for the west side of common area #7 is needed on other side to prevent erosion. There was one bid for $8,027.

**D.) Update on fog line on Scardi Blvd:**

 This is a continuation of a discussion held last meeting. The current line is hard to see. Joe B. went to the City but did not get far. Al Olson had connections to the Chief of Police. They discussed the need for the line for purposes of security and liability. The Chief did not seem to share the same sense of urgency. He recommended Al speak with a lady by the name of Kristy in the Community Development Dept. Kristy was gone so Al spoke with Brian Elliott and assistant Jaime. Possibly we could get somewhere with the Public Works Dept. Joe G. may see about bringing it before the City Council; he goes to meetings anyway. A brief discussion with Donna was held about the difference between the fog and the yellow center line with most preferring the yellow center line. Al thinks we should wait to take it to City Council until after the avenue with the Public Works is explored. Another owner pointed out that the new development North of Knolls Estates will help with making this a priority.

6.) **New Business:**

**A.) Thank you gift for Forrest Stone**

Joe B. reported that he tried to find a snow plower after the storm to no avail. Forrest Stone took it upon himself to plow the entire community. Joe B. suggested a gift check of $500.00 for Forrest as a thank you. Russ M. motioned to approve a $500.00 check as a gift to Forrest Stone. Richard Jorge seconded. A vote was taken and the motion passed to approve a check of $500.00 to Forrest Stone as a gift for snow plowing the association roads.

**B.) Access & Utility Easement for Forrest Stone**

Joe B. reported that Forrest Stone was refinancing and it was found that his driveway goes right over our piece of property. Joe provided Exhibit “B” plot map which shows the location of the small portion in question. Joe suggests Knolls Estates sign off on this area for Forrest. Richard J. made a motion to allow Joe Beador to sign off on the easement area for Forrest Stone. Al O. seconded. A vote was taken and the motion past to allow Joe Beador to sign off on the area of easement for Forrest Stone.

7.) **Owner Comments:**

\*John Blakely of 1799 Culver stated that he believes he does not have a backflow device. He has a sprinkler system but has never received a letter from the City that he needs to test it. Joe G. said Todd Powell can put one in; it’s a double valve system and you have to have one to make sure no contaminates get into the water supply for the whole association. Joe B. will go with John after the meeting and look at his property.

\*Joe G. wanted to ask about putting in a drive so people could use common area #8. Joe B. does not want to develop it at this time. A discussion was held about the new owners that bought 2061 Culver and Joe B. will make sure that they know this is common area and it won’t be watered by the association. Kathy stated that the owner’s real estate agent called her to specify this prior to the sale.

\*Mary Nordeen of 2274 Eagle Loop doesn’t know if she has a back flow device but she does have a drip system. A quick discussion was held about the location of the meters and gas vs water meters.

\*Donna Pagel changed her sprinkler system to a drip system and wondered if there’s a difference when it comes to the City and the testing. Joe B. reiterated that unless there is an anti-siphon, you must have a back flow device for the health of the community water.

8.) **Meeting was adjourned at 6:52pm**