

**Knolls Estates Monthly Board Meeting
Minutes of Meeting-September 18, 2019
Approved October 16, 2019**

The meeting was called to order by Joe Beador at 5:59pm

- 1.) In attendance: Joe Beador, Richard Jorge, Russ Mock, Al Olson, and Jennifer Young from Centerpointe Property Management.
Owners in attendance: Greg Gardner @ 707 Slazenger Ct., Tonie and Annette Hamrick @ 713 Slazenger, Mike and Kathy Parker @ 2293 Eagle Loop, Tom and Peggy Schaub @ 2074 Culver Loop, Mary Nordeen @ 2274 Eagle Loop and Donna Pagel @ 2277 Eagle Loop, John Blakely @ 1799 Culver Loop, Bill Westphal @ 2083 Culver Loop, Candy Taylor @ 2077 Culver Loop, Dian & Larry Cox @ 2066 Culver Loop, and Steve and Sharon Kelley @ 1748 Scardi
- 2.) Joe Beador read the rules of order.
- 3.) **Approval of Minutes from August 21, 2019 Meeting:** Richard Jorge made a motion to approve the meeting minutes as presented from the August 21, 2019 meeting with no corrections. Al Olson seconded the motion. A vote was taken. Motion was carried to approve the August 21, 2019 meeting minutes as presented with no corrections by unanimous vote.
- 4.) **Reports from Officers, Administrators and Committees:**
 - A.) **President – Joe Beador**
 - i.) The annual meeting is always the first Saturday in December. Joe has reserved the City Hall for December 7, 2019. This is the same place it was held last year. The meeting time is 10:00am. He is hoping for a good turnout and this is a good opportunity for nominees to come forward. He will be asking the social committee to provide refreshments.
 - B.) **Treasurer Report – Russ Mock**

August 2019 Operating Income YTD Budget:	\$87,070.64
August 2019 Operating Income YTD Actuals:	\$83,641.40
August 2019 Total Expenses YTD Budget:	\$80,537.28
August 2019 Total Expenses YTD Actuals:	\$67,791.16
August 2019 Net Income YTD Budget:	\$ 6,533.36
August 2019 Net Income YTD Actuals:	\$ 15,850.24

KEOA Checking Account	\$ 31,913.26
KEOA Money Market Account	\$111,347.42
KEOA CD	\$231,256.23
KEOA Total Net Worth	\$374,516.91
 - C.) **Welcome Committee: Judy Beador -not in attendance – Reported by Joe Beador**

1902 Innsbrook has been sold to Mike Patterson. Joe received a call from a woman named Michelle (she didn't leave her last name), she bought 1829 Culver Loop. There are still lots of homes for sale. New owners of 1748 Scardi, Steven and Sharon, introduced themselves and said the home right next door to them is for sale. The Board and

attendees welcomed them. Donna Pagel reported Sandy and Tom Moulton signed their papers for their home sale on Monday. Four other new owners were in attendance and said they were from Paradise California. The Board and other homeowners described some details about the community to them.

D.) Design Committee: Chuck Caylor – No report

E.) Common Areas Committee: Marty Larner – No report

F.) Social Committee: Pam Ramm/Irene Bratton – No Report

G.) Centerpointe Property Management: Jennifer Young

i.) Observations from the August 30, 2019 drive through.

--3 bad yard issues

--2 trailers (one of them is a truck dolly)

--1 porta potty

ii.) As of August 31, 2019 there were 12 accounts delinquent totaling \$1221.33. 8 of those accounts belong to one person. Two water shut off notice was sent. Joe stated he did contact that owner's office and explained they are getting close to the \$500 mark where a lien can be assessed. Joe then explained the lien procedure to the new owners.

5.) **Unfinished Business:**

A. Joe explained it is still planned to cut back the brush in phase 3. Waiting for fire restrictions to lift. Also still planned to address the Scotch Broom this fall.

B. Donna Pagel asked what the status of the backflow testing and billing was. She has already paid CPM for her test. Joe has not received a bill yet. CPM has not received the bill. Donna is concerned about a property that is not getting done.

C. Tonie Hamrick asked about the status of planting the trees in phase 3. Joe has not received a return call from the State. Joe also said he was waiting on Tonie to decide where to put the trees. There is a big drop off in that area. Tonie said there is a place 50' back that would work. Joe asked if it has been decided to get power and water from Drake Lathen at 726 Slazenger. Tonie doesn't think there is going to be a problem. Joe reiterated he is still waiting on the State to return his call. He thinks the State wants to give the property up to 150' back.

6.) **New Business:**

A. Board of Directors Nomination Process

Joe Beador is not running again. He explained he is losing his hearing and it is making it hard to conduct business. All the Board members are finishing their term this year. The Board can consist of up to 7 members, 5 is a good number, need 3 to make a quorum. Al Olson is also not running again. Russ Mock is not sure at this point. Richard Jorge is running again. Without a Board, the Association is in jeopardy of being reverted to the City. Joe is hoping with all the progress they have made in the last two years, things can run smoothly now. An example is the previous Board used to make up the financials. This Board uses the reports that come directly from CPM. Joe told Greg Gardner and

Tonie Hamrick he would love to see them on the board. He asked everyone to please talk to your neighbors and encourage people to come to the annual meeting and nominate themselves. An attendee asked what the qualifications are. Joe responded: be an owner with a concern for the community, listen to neighbors, and willing to invest a little time. There is still potential in all the common areas and Joe is hopeful the new board will continue to move forward. The park was an accomplishment; however, it isn't getting used as much as he thought. Some things work and some things don't. The dumpster, for example, was barely used so we didn't do it this year. Joe promises to make the change over to the new Board a seamless transition. All the files, electronic files, the items in storage and in his garage, including yard equipment will be turned over to the new Board. Al Olson also encourages the community to talk to each other and encourage others to nominate themselves if they feel they would want them on the Board. An attendee asked how many hours the Board spends on community business. Richard Jorge said for the members it is a couple hours a month. Joe spends lots of hours because he is very active, including planting and watering trees and it takes about 3 hours to prep for the meetings. An attendee asked why there is no longer a maintenance committee. Joe explained he doesn't ask why and understands that life just happens. An attendee asked how long the terms are. Joe said they are a 2 year term. But the 2 year term is not mandatory. If a Board member decides they do not like it or life happens to them, they can step down. An attendee asked if the President interfaces with the Town Manager and if so, is it pleasant? Joe responded with yes, he does and no it is not pleasant. He explained the troubles he has had with getting the street swept and the brush cut back in the areas that belong to the city. Candy Taylor gave examples of trouble they had years ago with the City, including making phase 1 City water and Scardi a City road. **Nominations open October 1, 2019 and close at close of business for CPM on October 31, 2019. To nominate yourself email or call Kathy at CPM. After all nominations are in, Kathy from CPM will be mailing the ballots. Owners can turn in the ballots between December 1, 2019 and December 31, 2019.** In closing, Joe assured he would make the transition to the new Board as seamless as possible and will be available for any help or questions.

B. 2020 Meeting Locations

In the past, the Board used to meet at the Golf Course Pro Shop in a room with no heat. Joe attended one of those meetings and decided he would find another place. The meetings are currently held at the Sutherlin Community Center in the meeting room. The Association pays \$20 per month to reserve the room. Joe asked the Board if they felt he should renew the reservation for next year. Russ Mock made a motion to renew the reservations for \$20 per month to hold the meetings in the meeting room at the Sutherlin Community Center. Al Olson seconded the motion. A vote was taken. Motion was carried to renew the reservations for \$20 per month to hold the meetings in the meeting room at the Sutherlin Community Center by unanimous vote.

7.) **Owner Comments**

A. Candy Taylor and Dian Cox attended a disaster awareness meeting. They are asking if a speaker could come to one of the meetings. Joe and Richard think it would be a good idea to have at the annual meeting. The speaker's presentation would take 20-30 minutes and it is at no charge. Candy explained the idea is to establish block leaders and other volunteers that can check on people that need help. The block leader would

also have a phone that would work if the services were down. Joe said to set it up for the December 7, 2019 meeting. He will make sure it is posted on Nextdoor.com and on the Hot Topics.

- B.** Tonie Hamrick said there is a truck trailer dolly at the end of Scardi. The truck it belongs to is packed up and gone. Joe will call the owner.
 - C.** Donna Pagel notices orange markings in the street at the end of Eagle Loop where her and Raymond spray the rocks. Richard Jorge thinks it may be locate for a new build. Joe thinks it may be someone getting gas connected. After discussion it was decided it is Spectrum and they won't dig up the street.
 - D.** New owner on Scardi, Steve, asked who owns the property across the street. Joe and Richard referred to the map and determined it is Alaska Knolls.
 - E.** An attendee asked about the homeless camp that has been set up. Joe said a couple owners voluntarily cleaned it up.
- 8.) Meeting was adjourned at 6:58pm