

Knolls Estates Monthly Board Meeting

May 15, 2024

Approved Minutes of Meeting

The meeting was called to order by Greg Gardner @ 6:02pm

I. Roll Call

In attendance: Terry Wells, Michael George, Dian Cox, Greg Gardner & Jennifer Young & Patty Wiss from Centerpointe Property Management.

Owners in attendance: Carole Wells @ 1827 Culver Loop, Larry Cox @ 2066 Culver Loop, Dan Hirtle @ 2214 Eagle Loop, Chuck & Peggy Brummel @ 547 St. Andrews Ct, Diane Stimac @ 713 Sandpiper Ct., Bruce & Lonnee Harris @ 2080 Culver Loop, Jim & Mary Dennis @ 1780 Scardi Blvd, John Lahley @ 2070 Culver Loop, and Sierra Moon & Joe Groussman @ 2044 Sawgrass Ct.

II. The Rules of Order

Terry Wells read the Rules of Order.

Homeowner comments are at the end of the agenda, with a 3-minute time allowance. Terry said he would be willing to stick around for 15-20 minutes after the meeting if attending homeowners had questions or concerns that would take longer than 3 minutes.

III. Approval of Minutes from April 17, 2024 Meeting:

The meeting minutes from April 17, 2024 were approved via email by Board members and posted on the website.

IV. Reports from Officers and Committee Chairs:

A. Terry Wells

1. CC&R Committee

The CC&R Committee has been dissolved. It was never the Board's intention to dissolve the committee. The Board had advised Terry that he did not have to attend every CC&R Committee meeting, but that he was to be invited to every meeting and given the opportunity to attend every meeting. Terry must be notified because he will be serving as the liaison to the Board. Zach Amavisca, committee Chair, was advised of this and said he didn't have a problem with it. Zach sent a survey to the committee members to determine what the best day to meet in May would be. Some committee members expressed much concern, with negative feedback, as to why Zach used that method to find the best day. Also, some committee members asked why Terry was back in the email thread. On the evening of May 1, two members sent an email resigning from the committee because they didn't have the time to serve. On the morning of May 2, Zach, the Committee Chair, resigned from the committee as well. Additionally, another committee member sent a two (2) page email with slanderous content regarding the Board, its members, and Centerpointe Property Management. Some are as follows, quoted from the email:

"...acts of violence, discrimination, and public humiliation..."

"...run our HOA funding into the ground, hide financials, lie, steal, manipulate, and use our hard-earned HOA contributions to line their own pockets."

"I have had board members threaten me aggressively while walking in the neighborhood, to the point of trying to run me off the road."

The Board was also accused of unlawful acts, and threatening owners of property along Scardi to put up no trespassing signs. The board had nothing to do with this.

Terry talked with Greg Gardner and the decision was made to dissolve the committee and rebuild at a later time.

2. Newsletter

As a result of the dissolution of the CC&R Committee and the circumstances leading up to that, a Newsletter was generated. The Board's intentions and purpose is to serve the community by the guidelines of the ruling documents and current laws. Greg Gardner is considering publishing a newsletter on a quarterly basis. Newsletters are available for community members.

B. Tom Schaub – not in attendance – Report by Greg Gardner

1. Planning Commission

There was no Planning Commission meeting last night.

2. Response to Additional Accusations

In the same two (2) page email mentioned above in IV.)A.)1.); the Board was also accused of an “unethically elected board” and a “stolen false election”. These accusations are completely out of line and are false.

a.) On October 15, 2023, notices were sent to homeowners of the nomination for board positions by property management. Homeowners had until October 31, 2023, to submit their names for the board to either the property management company or to a current board member.

b.) On November 1, 2023, property management created a voting ballot of the homeowners' names that were submitted. These ballots were sent out either by email or to those without email (3 homeowners) by regular mail. Homeowners had until December 1, 2023 to return the ballots.

c.) Centerpointe Property Management tallied the ballots for the upcoming year(s). Example: if there are 2 positions available, the top 2 homeowners receiving the majority of votes are elected to the Board.

d.) At the annual meeting the new board members were officially announced and the officers were elected (President and Secretary/Treasurer).

This nomination, election, ballot count, process has been done the same way for many years including the terms when Joe Beador and Joe Groussman served as Presidents.

C. Roads – Michael George

1. Culver Loop Road Repair

Michael spoke with Knife River yesterday. They will be coming on May 21 to start grinding the 300' section. He also found out the bid will stay the same or maybe even less. The 3 houses that will have the grinding right in front will not be able to get out while they are working. At the end of the day, Knife River will add ramps to the main road. Wednesday, May 22 paving will begin and no access to this area until Thursday May 23rd when the road will reopen. Notifications will be sent out tomorrow, May 16th to homeowners.

2. The homeowner on Eagle Loop that has had multiple reports of excessive speeding has been issued a non-compliance notice. Greg said the police were involved. As a reminder, homeowners must slow down to 25mph & 15mph or non-compliance notices will be sent out and police will be notified for those speeding.

3. The rumble strips that were installed in phase 2 to try to control the speeding have been a failure. No other rumble strips will be installed.

4. The City is planning on getting the Scardi road done. They are just waiting for final approval. Dian inquired about the sink hole on Scardi. Michael thinks it isn't that bad, but the City is looking in to it. Terry said there are a lot of cracks too.

D. Welcome and Social Committees – Dian Cox

1. The garage sale dates are Friday June 7th and Saturday June 8th. The City Wide Garage Sale is Saturday. Homeowners are responsible for putting up their own signs and removing them when their sale is over.

2. Gift baskets have been given to new owners on Arnie & Scardi.

E. Greg Gardner

1. Golf Course Path

The golf course blocked the path on Eagle Loop because the grass at the end of the path was too wet. They said they would re-open it when it dried out. There is another way to get on the golf course off of Scardi in phase 2.

- 2.** The main water valves (2 of them) running to all of phase 2 & 3 homes might have to be replaced. They cannot shut off completely. (These valves are redundant as each home has their own backflow system) When the main backflow was being tested this year, Popeye's discovered he was not able to turn off the valves all the way because of rocks and/or gravel possibly blocking them. As a result, Knolls Estates received a notice from the City that the test failed and Knolls has until May 30 to repair and retest. Greg and Tom are going to talk to the City about an exception since each homeowner has their backflows tested yearly, and per Popeye's the main valve test is not necessary. If the City does not agree to a waiver, Greg and Tom will look for a commercial plumber. The repair could cost \$1000's.

-- John Lahley asked where the main valve was. It is located just up the road from Chuck Caylor's garage.

-- Joe Groussman asked if the area around the valve can be opened to see if it can be repaired. Greg said that is what the commercial plumber will determine.

--Dan Hirtle asked if we are using a different tech and may not be familiar with the system. Greg explained it is the same guy that has been testing it for the past 10 years. This situation is a bone of contention with the City as the developer thought he could solve DEQ requirements by adding this backflow, but homeowners still had to install individual ones.

F. Centerpointe Property Management – Jennifer Young

1. Drive Through Reporting

The drive through was performed on 5/14/2024. 22-yard violations were noted and 2 other non-compliance concerns were noted. Many text message reminders were sent out. 1 letter was sent, and no non-compliance notices were sent out. The board received a detailed report of the drive through.

2. Unpaid Charges Report

YTD KE unpaid charges total: \$50,338.59

DW&S, LLC all lots delinquent in fees total: \$50,083.04

2 Homeowners with balance: \$255.55

No water shut off notices were sent.

G. Secretary/Treasurer Report – Tom Schuab not in attendance – Reported by Greg Gardner

Financial Report 2024	2024 YTD	2024 Budget
Total Income	\$48,404.45	\$168,714.00
Total Net Income	\$30,165.14	\$ (2,046.00)
Total Expense	\$ 18,204.31	\$170,760.00
Total Reserve Expense	\$ 0.00	\$ 40,000.00
Total Assets	\$365,056.79	

Tom and Greg moved the CD into a 6-7 month interest rate of 4.55% instead of 0.11% and compound.

H. Safety Committee: Disaster Preparedness – Peggy Brummel

Fire Season is coming. There are brochures from Umpqua Prepared available to homeowners. Peggy spoke with the county today. They have 2 volunteers that will come to do an approximate 45 minute power point presentation. They will also stay after for questions. This presentation is free of charge. Attendees who are over 60 will get a free 'go bag' that includes items like flashlights and batteries. Michael suggested having some training classes for things like CPR, firearm safety, and fire prevention. This would not only provide needed information but add variety to the meetings.

I. Design Committee – Reported by Greg Gardner

For the time period of April 17, 2024 to May 10, 2024 there were two submissions for fences and they were both approved.

J. Welcome Committee – Reported by Dian Cox

1. New Homeowners April 14, 2024 – May 14, 2024

Lot #149, Robert & Paula Douglas, 1667 Scardi Blvd.

Lot #104, Ray & Darlene Schenk, 746 Divot Loop

3. 2024 Empty Lots and Construction – Greg Gardner

Lot #21 Joann Sandstede: 2210 Eagle Loop: Empty Lot.

Lot #85 John & Suzzane Heselius: 1957 Kapela Ct: Empty Lot.

Lot #90 Ryan Short: 1955 Culver Loop: New Construction

Lot #130 Rick Griffith: 615 Arnie Ct: Empty Lot.

Lot #151 Tom & Susan Lebengood: 1660 Scardi Blvd: New Construction

Lot #167 Joshua & Heather Waechter: 1772 Scardi Blvd: Empty Lot.

Lot #174 DW&S LLC Empty Lot.

Lot #175 Susan Wyhoon: 1708 Scardi Blvd: Empty Lot.

Lot #27, 105, 110, 111. DW&S LLC Vacant homes partially constructed.

Lot #105, DW&S LLC: 724 Divot Loop: New Construction home for sale.

Lot #106 DW&S LLC: 702 Divot Loop: New Construction home for sale.

K. Social Committee – Reported by Dian Cox

2024 Planned Events:

--Sutherlin City Wide Garage Sale June 7th and 8th

--4th of July Golf Cart Parade

--HOA BBQ September 14th from 11:00am – 2:00pm

--Christmas Decoration Contest

More events and information to come.

L. Common Areas Report – Reported by Greg Gardner

The common areas with the ravines are not being taken care of at this time. The HOA has not been able to hire local help, like in previous years, because of additional requirements being put on the HOA.

These areas that cannot be mowed with a mower might not get addressed. The grass will become so tall and unmanageable, creating a fire hazard. And when it can be addressed it will be at a higher cost. The HOA is working with an employment agency to hire workers to address these areas. Thank you to those homeowners that live next to a common area that are doing some upkeep.

V.) Owner Comments

A. Dan Hirtle asked if there are any updates on the Reserve Study. Greg told him that Tom just recently spoke to Tammy Axton and she is still working on it. She said she should be done by the end of the month. Dan also asked for an update on the HUD & DEQ complaints. Greg explained the DEQ complaint is closed. The HUD complaint is still open. He hasn't heard from HUD or our insurance rep since December 2023.

B. Peggy Brummel said when leaving Dovetail to get on the highway, the grass is so high she can't see to turn. She asked who is responsible. The City is responsible up to 25' back, the owner of the property is responsible for the field. Forest has been doing some mowing voluntarily.

C. John Lahley spoke of someone, just yesterday, who was impatient and passed him by the fire station. He asked the community, if they have a chance, to visit with the City Council and ask them to do something about the speed limit. The City limits are now to Church St. If ODOT is responsible, the City can put

some pressure on ODOT. Since the last complaint the City received, he has only seen a police officer on two occasions looking for speeders.

- D.** Carole Wells said she talked to the people weed eating at the AIC lots and they work for Mars Construction. Greg said he would get ahold of Austin to see if he could hire them. She also wanted to share, the playground at Ford's Pond will be open soon. This will also cause more traffic.
- E.** Micheal George said Chuck Caylor needs backfill if anyone has any. He already checked with the contractors across the street and they are going to be using all of theirs.

VI.) Meeting was adjourned at 6:56pm