

Knolls Estates Monthly Board Meeting

June 19, 2024

Approved Minutes of Meeting

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

I. Roll Call

In attendance: Terry Wells, Dian Cox, Greg Gardner, Tom Schuab & Marisa Williams from Centerpointe Property Management.

Owners in attendance: Larry Cox @ 2066 Culver Loop, Dan Hirtle @ 2214 Eagle Loop, Peggy Schuab @ 2074 Culver Loop, Carole Wells @ 1827 Culver Loop., Lorrie Lee @ 1829 Culver Loop, Jessie Larnier @ 1793 Culver Loop, Betty Rushing @ 1821 Culver Loop, Jim & Mary Dennis @ 1780 Scardi Blvd., Chuck & Peggy Brummel @ 547 St. Andrews Ct., Diane Stimac @ 713 Sandpiper Ct., and Chuck Caylor @ 2092 Culver Loop.

II. The Rules of Order

Tom Schuab 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 May 15, 2024 Meeting:

The meeting minutes from May 15, 2024 were approved via email by Board members and posted on the website.

IV. Reports from Officers and Committee Chairs:

A. Terry Wells

1. HUD Complaints

The HOA submitted new offers to try to compromise with the HUD complaints from 713 and 714 Slazenger Court on May 31, 2024. The Farmers Insurance Agent is handling the whole negotiation process for the HOA. The counteroffer was once again rejected. This is, at least, the third offer to resolve the HUD complaints that's been rejected. At this point it seems that it is not about resolving the issue as much as it is about compensation. Terry said that this is a very slow process, and he would like to see it resolved peacefully, but the board will keep everyone updated as things progress. Greg added that the insurance agent tries to compromise and submits the counteroffers, but additional requests continue to be unacceptable. He said this is the first time they had heard from them since December of last year.

B. Tom Schaub

1. New Flag

A new flag was put up at the entrance sign, so it will look nice for the 4th of July. If anyone has a flag that is tattered, torn, or faded it needs to be appropriately replaced and then taken to either the fire department or the VFW where they will dispose of it properly.

2. City of Sutherlin Planning Commission Updates

The biggest topic at the planning commission meeting was Fords Ponds. They ensured the planning commission that they had to be done by July 31st. It looks like they have some landscaping to finish up. The parking lot behind Backside was another topic discussed at the meeting, it is going to be paved and striped for parking. The last topic was about Psilocybin, which is magic mushrooms. They want to establish a warehouse in Sutherlin, and that will be up to the voters to approve or deny that.

C. Roads – Michael George, not in attendance- Reported by Greg Gardner

1. Culver Loop Road Repair

The 300 feet or road repair on Culver Loop is completed. It ended up costing a little less than the original bid, because they brought a grinder in and found that the under part of the road was in great shape, it was just the asphalt was only an inch and a half deep. They are now assuming that all the roads in the community are probably only an inch and a half deep. During the repair they put 4 inches of asphalt down. The original bid was around \$43k, and the final cost ended up being about \$36k.

D. Welcome and Social Committees – Dian Cox

1. Social Committee Updates

Everyone felt the community garage sale was successful. The doggy bags in all the dog waste stations have been filled.

2. Welcome Committee Updates

They have recently given 3 welcoming baskets out, but there is a new homeowner that moved in on Divot Loop this past weekend that they still need to give a basket to. Greg said that we still need to obtain all their contact information to update the directory.

E. Greg Gardner

1. Main Water Valves

There are 2 water valves and a backflow that have-to-have backflow tests done. Popeye's came to do the backflow test and couldn't completely close the valves. The valves must be completely closed to do the backflow test. The valves were just a couple inches away from being completely closed. Popeyes said there may be some debris built up in there that needs to be washed out. Greg said he called a heavy-duty equipment person and a commercial plumber, who asked if the fire hydrants in Knolls Estates had ever been flushed. Greg said that he has lived in the community since 2010, and in those 14 years he has never seen a hydrant flushed. He is unsure if they had ever been done prior to that but based off what the city and the fire department said, he assumes they have never been flushed, and that is something that is supposed to happen once a year. Greg called the fire department and got a fireman, because the chief wasn't available. He asked this fireman the questions and his response was that it is not the fire departments responsibility, it is the city's public works department that is supposed to do it. Greg said he called and left a message at public works and never received a call back, so he went down to their office. There were 5 people sitting in the office and their supervisor wasn't available, but all 5 people basically said the same thing, that Knolls Estate is a private water system because the developer in the 90s bypassed the city and installed the 2 valves and the backflow without the cities approval and now nothing can be done about it. Greg asked how they are supposed to fix it if they can't turn the water valve to fix it, and they responded that it was not their problem. Greg responded that since it's not their problem and they aren't even willing to turn the water valve off so the problem can be fixed, that the notices the city sends about the backflow mean nothing, so in the future he will just shred them and make note of it so future boards know that they will never have to test the backflow now. He said the next day the supervisor called him and informed him that they were not going to help, and it was the HOAs responsibility. Greg told him he appreciates him telling him that so now they won't have to do anything since they won't even shut the water off at the main valve so it can be fixed. The supervisor later called back and said they could turn the main water valve off if he could coordinate it with commercial plumbers so they can see what they need to do. When he met with the heavy equipment operator and the commercial plumber he didn't get anywhere because he just kept getting told that the fire department and the city were responsible. Then on June 17th and 9 o'clock in the morning the city public works manager and the Deputy Fire Chief showed up at Greg's front door. Greg explained the situation to them and

what he had been told by their employees, to which they both responded that it was neither the city nor the fire department's responsibility because it's a private thing. After some discussion they decided that the fire department is going to loan Knolls Estates the equipment to flush the hydrants. They will only do this because Chuck has experience doing this from when he was on the fire department. Greg explained that when they start flushing the fire hydrants it will create a vortex and a current to pull the debris out of the lines. Because of the way the lines are set up, this may create some turbulence that causes homeowners to see some dirty water coming out in their homes, but this will just be temporary. Water won't be shut off to any houses, it just may look dirty until everything has been flushed. Once all that has been done, Popeyes will come back and see if they can test the backflow. If the valves close all the way and they test the backflow and it's good, then there won't be anything to worry about. He mentioned to the public works manager that it is redundant to have that backflow there because all the homeowners have backflows, so why does there need to be one on the main system. The manager agreed and said he is going to try and get a waiver for that backflow. If he can get the waiver and Popeyes can't do the backflow test then the HOA won't have to replace the valves, but if they won't issue a waiver and Popeye's can't do the backflow test, then both valves and the backflow in the middle will have to be replaced. The part for the two valves and the backflow is \$30,000 and then the labor is \$20,000. The heavy equipment guy said the lead time to get that part is anywhere from 7 months to a year and half because they are specially made.

Terry clarified that the contractor who did phases 2 and 3 put those valves in covertly and didn't have approval from the city. Terry said he doesn't understand how they can make that the HOAs problem, since the city didn't monitor what was going on with the planning on the phases. He said all the homeowners pay property tax, which part of goes towards public works, fire, police, and everything else, so now the city is saying that the plumbing in the community isn't part of the public works system, and he doesn't feel that is right. Greg responded that he asked them a lot of questions and they kept coming back to the developer putting those valves in without the city's permission to try and get everything done, just like the developer chose not to put in any side walks and the city did not enforce it. Terry thinks that it should be on the city since they did not send an inspector out to finalize the work that had been done on the water valves.

A homeowner asked if any of the debris will flush back into the houses when they flush the fire hydrants? Chuck Caylor said no debris will go into the houses. He explained that the lines for the hydrants come off the main line and the water sits stagnant, grime and debris build up, so when they open those lines up, it violently disrupts the pressure and some of the dirty water may get into the main line. He said he is going to flow the lines for 3-5 minutes to really get all the grime cleaned out, and the more he flows it the less problem homeowners will face and see less discoloration in their water. They will schedule to do all hydrants in one day and send out an email about it.

F. Centerpointe Property Management – Greg Gardner

1. Drive Through Reporting

Greg reminded everyone that Centerpointe does a monthly drive through to look for any curb appeal issues. He also wanted to remind people that are parking RVs or trailers on the street temporarily, that safety cones need to be put out around it. He said the HOA has extra cones in the storage shed if anyone needs to borrow some.

2. Unpaid Charges Report

YTD KE unpaid charges total: \$51,157.76

DW&S, LLC all lots delinquent in fees total: \$50,883.04

4 Homeowners with balance: \$334.72

No water shut off notices were sent.

G. Secretary/Treasurer Report – Tom Schuab

Financial Report 2024	2024 YTD	2024 Budget
Total Income	\$60,757.80	\$168,714.00
Total Net Income	\$35,589.94	\$ (2,046.00)
Total Expense	\$25,520.63	\$170,760.00
Total Reserve Expense	\$ 0.00	\$ 40,000.00
Total Assets	\$371,050.91	

H. Safety Committee: Disaster Preparedness – Peggy Brummel

1. Fire Safety- Chuck Caylor

Some homes don't have much of a fire threat around them, but some that have dry vegetation surrounding them have more of a threat, which is where they need to have defensible space. The vegetation is fuel for the fire, so that needs to be eliminated. Homeowners also need to make sure they don't have things up against their house that might catch fire. Homeowners need to think about what they have around their house that might catch fire if a fire came through there. If the fuel level is kept down, then the fire doesn't have any intensity.

2. Disaster Training

Would like to know how many people would be interested in disaster training? It is 2 men who will give an hour-long presentation about how to prepare for a disaster, and then they will stay to answer any questions after the presentation. They also bring some "GO" bags, and give them out for free, to anyone over the age of 60. They will try to get this set up in the next couple of months.

I. Design Committee – Reported by Greg Gardner

Nothing submitted for this month.

J. Welcome Committee – Reported by Greg Gardner

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

Lot #112, Perry A. Hart, 602 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

1. 4th of July Golf Cart Parade- Tom Schuab

Currently 6 confirmed participants for the 4th of July golf cart parade. Tom said he is really thinking about changing the parade to noon instead of having it in the evening. Everyone will meet at the entry sign and then circle all through Knolls Estate and then end at the park. The golf cart parade will be on the 4th at noon. Greg said he would send out a reminder. Terry said he will post a sign for it at the entry. There will

be prizes for the 1st, 2nd, and 3rd place winners, prizes will be gift cards to Crystal Creek for \$20, \$30, and \$40. The winners from last year will be the judges for this year.

L. Common Areas Report – Reported by Greg Gardner

Greg interviewed over a dozen people from BBSI. Each interview took 1-1.5 hours. He hired a couple of very highly qualified people, who are employed through BBSI, not the HOA. BBSI does the payroll, taxes, and everything. The two new workers are doing a great job getting the common areas maintained.

M. CC&R Committee- Terry Wells

The CC&R Committee was abolished, but the board plans to revisit putting a CC&R Committee together again this fall. He feels it's vital that they move forward to try and get a new document established because the old one is way too old.

V.) Owner Comments

A. Dan Hirtle asked if there are any updates on the Reserve Study. Tom responded that he talked to Tammy about it, and she said she is working on it. He told her it is late and that it needs to get done real soon, she said she would put it as a priority. Tom said it's hard to push her about it too much because she is doing it for free, since she feels like it's a conflict of interest if she charges to do it, since she is a resident of Knolls Estate.

VI.) Meeting was adjourned at 7:06 pm