

Knolls Estates Monthly Board Meeting December 18, 2024 Approved Minutes of Meeting

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

I. Roll Call

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

Owners in attendance: Peggy Schuab @ 2074 Culver Loop, Jim & Mary Dennis @ 1780 Scardi Blvd, Garrie & Lorrie Lee @ 1829 Culver Loop, Mike & Kathy Parker @ 2293 Eagle Loop, Chuck & Peggy Brummel @ 547 St. Andrews, Jessica Larner @ 1793 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.

III. Approval of Minutes from November 20, 2024 Meeting:

The meeting minutes from November 20, 2024 were approved via email by Board members and posted on the website.

IV. Reports from Officers and Committee Chairs:

A. Greg Gardner

1. The annual meeting will be taking place at 6:00pm on January 15th at the Sutherland Community Center.
2. Project for 2025- The last three mailboxes on Scardi Blvd. (5,6,7) will most likely need to be moved because of the new construction. The Board will not know until they start building. The post office is only responsible for the original mailboxes, not for relocating them.
3. No new design applications were submitted to the ARC Committee.

B. Tom Schuab

1. The flag at the entry was taken down due to the high winds. Would anyone like it to be put back up? Greg suggested keeping it down because there will be more storms coming in.
2. City Planning Commission- There was no meeting last night due to lack of agenda. There are some new construction/housing projects coming up, so they'll be looking into that.
3. There is still a drainage issue with the pond on the golf course. Mud is running down Scardi. The city needs to be held responsible but they most likely won't see any action on it until it gets worse, and they are forced to come in and fix it.

4. Secretary/Treasurer Report

Financial Report 2024	2024 YTD	2024 Budget
Total Income	\$176,483.14	\$168,714.00
Total Net Income	\$52,725.00	\$ (2,046.00)
Total Expense	\$123,671.14	\$170,760.00
Total Reserve Expense	\$36,216.00	\$ 40,000.00
Total Assets	\$387,509.68	

The CD rolled over in November and its maturity date is June 17, ²⁰²⁵. 4.25% interest is being collected. \$5000 was made in just the last seven months.

C. **Terry Wells**

1. No big updates or comments, people are busy with the holidays.
2. With the change of weather to fall and winter, maintenance will only be done on an as needed basis. Common areas will continue to be addressed. Most of the common areas have gone dormant and things will be getting cleaned up a little earlier next year than the previous. The HOA will continue to utilize BBSI Recruiting for the maintenance of common areas. Fees are expected to increase a bit in 2025. No burning took place this year 2024 and there is no predicted burning needed in 2025, as of now.
3. The street sweeper came through a few weeks ago and cleaned everything up. The next service is scheduled for February 2025. Email reminders will be sent to residents, and a sign will be posted. Please do not blow leaves into the street.
4. **2024 Empty Lots and Construction**

Lot #21 Joann Sandstede: 2210 Eagle Loop:	Empty Lot.
Lot #85 John & Suzzane Heselius: 1957 Kapela Ct:	Empty Lot.
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, 107, 110, 111. DW&S LLC	Vacant homes partially constructed.

The Board hopes that some of these homes will be finished next Spring. Lot 151 is currently being worked on.

D. **Michael George**

1. Road maintenance is going as planned. The sealer in the streets looks great and is holding up well. Culver is currently in the worst shape so that is going to be the primary focus for next year. Work being planned for 2025 will include specific spot patches for the worst areas needed on streets, full crack sealing of all Knolls Estates streets, and seal coating only areas that have been patched. An estimate has been received for the repairs.

E. **Safety Committee: Disaster Preparedness: Peggy Schuab**

1. Disaster prep planning- Hopefully everyone has their disaster booklet to help them stay prepared. Please keep emergency food, water and space blankets, etc. on hand. The new disaster coordinator for the county is named Biff. He is starting from scratch, but they hope he will also be following along with the disaster booklet.
MONTH 12 DECEMBER PLANNING: Gather your Evac Box supplies together. These are not items you purchase, but rather sentimental items, as well as financial, medical, and legal documents that need to be stored in an easy-to-carry container, in a convenient location. In this final month of preparation, get involved in your community by volunteering. Volunteer opportunities can be found at local food banks, shelters, pet shelters, and donation centers. These services can only be provided with the support of volunteers. TRAINING & SUPPLIES: Shore up what you already learned and fill in any gaps so that you feel prepared to be the help until the help arrives. Get a bin or two for your Evac Box supplies. Review your B.O.B. kit supplies (page 43). Gather or purchase the missing items. Add water and food for an additional three days. Make sure to have a good protein source. Add books, games, cards or other non-electronic entertainment to your kits. Start your calendar over for the next month and rotate any items that have expired. Pick up supplies you may have skipped. Review your plans and continue training so your skills do not expire.

F. Welcome Committee/Social Committee: Dian Cox

1. There is one new homeowner in the community at 715 Divot. They will be receiving a welcome basket.
2. Thanks to Terry and Carole for the decorations at the sign entrance of the Knolls Estates and also the decorations and lights at the Knolls Park area. The Christmas Décor contest was a success. Everyone enjoyed seeing the festive displays throughout the community. Six volunteer judges from different phases chose the winners. Phase one winners are Scott & Brooke Campbell, phase two winners are George & Joyce Chambers, and phase three winners are Austin & Alisha Slate. Each home will receive a \$50 gift certificate to Crystal Creek Meats. Thank you to everyone who participated.

G. Centerpointe Property Management – Patty Wiss

1. Drive Through Reporting

Homeowners' biggest issues are maintaining curb appeal. Compliance reminder and non-compliance fines could be applied to owners not following maintenance obligations. The biggest concerns are weeds and grass growing in the rocks and along driveways, and fallen leaves in yards. Drive-throughs are going to be more detailed than previously, to make sure Knolls Estates are up to high standards.

2. The December drive-through was performed on the 13th. A detailed report was sent to the Board. 4 lots were reported for various possible violations. Text and email reminders were sent out to homeowners about yard maintenance.

3. Unpaid Charges Report

YTD KE unpaid charges total: \$42,083.94

DW&S, LLC (5 Lots) delinquent in fees total: \$41,936.51

3 Homeowner late fees, HOA dues, non-compliance: \$147.43

1 water shut off notice was sent

V.)

Owner Comments

- A. Tom Schuab- How long is the bid for the road repairs good for? This is just a rough estimate. By the time we get the work done it could be a little more or a little less, but this helps us to establish a budget for next year.
- B. Michael George on behalf of his neighbor- The speed on Eagle Loop is concerning, as well as other roads in the neighborhood. Why are there no speed bumps or rumble strips? The city has said that they will not put in speed bumps or speed humps on any city owned streets, like Dovetail or Scardi. The neighbor would like to pay for it himself and wonders if anyone else would be interested in contributing to the cost. There are a lot of kids playing in the street so there is a safety concern. Humps can be purchased for \$3000-\$4000. The city/fire department doesn't want them because they claim it slows them down on their way to homes. However, the city/fire dept cannot dictate to the HOA since the streets are private. The city does not want anything to do with our HOA. As we have found out with past concerns. It will most likely need to be taken care of by residents or HOA. How many are needed? The discussion was approximately four going down Eagle and six going down Culver. Rubber ones can be moved, so that is a possible route. The HOA has the option of installing speedometers as well.
- B. Gary Lee- The Chevron sign needs to be turned 90 degrees.
- C. Mary Dennis- Are the HOA dues going up? Yes, they will increase from \$50 to \$60 a month starting January 2025.

VI.) Meeting was adjourned at 7:00pm