

# Knolls Estates Monthly Board Meeting October 16, 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 & Patty Wiss from Centerpointe Property Management. Owners in attendance: Jim & Mary Dennis @ 1780 Scardi Blvd, John Lahley @ 2070 Culver, George Smith @ 2222 Eagle Loop, Jessie Larner @ 1793 Culver Loop, Betty Rushing @ 1821 Culver Loop, Candy Taylor @ 2077 Culver Loop, Arvid Edson @ 2062 Scardi Blvd, Carole Wells @ 1827 Culver Loop, Dan Hirtle @ 2214 Eagle Loop, Peggy Schuab @ 2074 Culver Loop, Karen Schauer @ 1958 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 September 18, 2024 Meeting:**

The meeting minutes from September 18, 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 agenda has been changed to flow a little bit better. With Dian’s help they have restructured the order in which the board and committees will speak on topics. This way it will be more concise, and less jumping back and forth. Each board member will have updates and comments for what they are responsible for. Going forward there may be more added to it.
2. **Design Committee:** The design committee approved one new fence. There was another fence started without approval, which the homeowners have now started the application process for. Please remember to fill out the modification forms prior to starting any new construction. The board rarely turns down applications, but sometimes adjustments do need to be made.

**B. Tom Schuab**

1. For everyone concerned about the gas valve issue, Tom stopped and spoke with the foreman. They are modernizing the gas facility. The natural gas is brought in from Canada, at a certain temperature and pressure. Avista has to decrease the pressure and temperature before it is distributed. The new expansion provides the capacity to make this happen.
2. There was no planning commission meeting last night. City Hall has moved and does not currently have a conference room to hold it in.
3. **Secretary/Treasurer Report**

Financial Report 2024	2024 YTD	2024 Budget
Total Income	\$141,941.73	\$168,714.00
Total Net Income	\$34,936.57	\$ (2,046.00)
Total Expense	\$107,005.16	\$170,760.00
Total Reserve Expense	\$36,448.66	\$ 40,000.00
Total Assets	\$369,748.38	
4. Lots 105 & 106 on Divot Loop both sold. The outstanding balance of \$15,000 has been paid.
5. 9-30-2024 The CD has accumulated 5 months’ worth of interest totaling \$3,966.32. Its maturity

date is 11-17-2024.

6. The reserve study has been done. The board received it about two months ago. Homeowners can view the reserve study, but copies are not available.

**C. Terry Wells**

1. In the August meeting Terry made some statements about the HUD complaints. Another homeowner expressed that he had misstated the facts about the situation. To be clear, Terry said that he was stating the facts accurately. He and Tom spent about an hour with the residents concerning the community burn pile, and it was decided that after one more burn, they would discontinue burning there as of October 2022. There were no other requests made, aside from a homeowner saying they were worried about the smoke triggering their asthma at the August 17, 2022 board meeting. No formal request was made for a permanent burning ban in common area ten at any official board meeting. The HUD complaint was filed eight months later, only after the west side of common ten was addressed to alleviate the fire danger. The community burn pile was already abolished as promised at the August 17, 2022 board meeting and after the last community pile was burned in October 2022.
2. As far as the common areas go, the landscapers are back in cutting before all the rain comes.

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

1. The disaster planning meeting was very successful. About 50 people attended and she has extra books available for anyone that could not make it. There is also a downloadable version online. Each month there is a little blurb with tips and advice on how to prepare for the unexpected. The book is very well done, and she suggests that everyone get one for their home.

**E. Welcome Committee/Social Committee: Candy Taylor**

1. Two gift baskets were given out in September. Eight baskets in total have been given out this year.
2. With Halloween approaching on the 31<sup>st</sup>, please be aware of children throughout the neighborhood.
3. There will be a Christmas decoration contest this year. The board hopes to see displays of Christmas spirit starting early, from November 29<sup>th</sup> through December 31<sup>st</sup>. Judging of the homeowner's displays will take place in the evenings of December 16<sup>th</sup> & 17<sup>th</sup>. Winners will be announced at the December 18<sup>th</sup> Board Meeting. This year they hope to look at each of the Knolls Estates Phases, awarding one home out of each of the phases as the best in participation. Three gift cards will be awarded. Winning in the past does not exclude you, everyone is eligible. They hope the residents and community enjoy viewing all the creatively decorated homes in Knolls Estates.

**F. 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 currently weeds and grass growing in the rocks and along driveways, fall leaves in yards, and lawns with some brown spots. Drive-throughs are going to be more detailed than previously, to make sure Knolls Estates are up to high standards.

2. The October drive through was performed on the 11<sup>th</sup>. A detailed report was sent to the Board. 6 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: \$40,834.05  
DW&S, LLC (5 Lots) delinquent in fees total: \$40,425.31  
5 Homeowner late fees, HOA dues, non-compliance: \$431.12  
No water shut off notices were sent.

**G. Greg Gardner**

**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 is happy that \$15,000 has been collected between the two DW&S lots that were sold. They thought that the house on Chi Chi was going to be finished next, but with summer ending they are unsure when it will resume. There are four homes over on Divot, along with one other empty lot.

**V.)**

**Owner Comments**

- A.** Dan Hirtle- Regarding the backflow valve issue, why were all the lines flushed and not just phase two and three, earlier this summer? He received a message from Aaron Swan confirming that phase one is a city line with no master meter, and those lines are supposed to be flushed once a year. Greg explained that while they may have said that, the lines haven't actually been flushed in multiple years. This is why the board decided to have them all flushed. Dan insisted that he had seen people out in their trucks flushing the fire hydrants in the last couple of years. Greg assured him that they hadn't been flushed in at least a few years, which is why they proceeded with getting it done. Dan became agitated and told Greg he was gas lighting him. He did not want to believe what the city had told Greg about the fire hydrants, and said he would go down to get the documentation himself. His question had turned into a combative debate that was not up to par with the rules of order. Greg told him he was not going to argue with him, and that if he would speak to the board in a civil and respectful manner, then they would be able to provide the answers as they know them. He was asked to leave in order to keep the peace of the meeting. He shouted, "The great and powerful oz has spoken" as he exited. A few residents that were present commented that they had only seen the system flushed once in the last twenty years. Greg also added that the deputy chief told him phase one hadn't been flushed in at least five years, and phase two and three hadn't been flushed in twenty years. This is why they got the equipment from the fire department, to be able to flush all the systems.
- B.** George Smith- Who maintains the storm drains? His is filled with dirt and he is concerned about an overflow happening. Greg said that each homeowner is responsible for the storm drains that are on their property. He said they will make some inquiries with the city just to be certain and get complete clarification.

**VI.) Meeting was adjourned at 6:43pm**