

Knolls Estates Monthly Board Meeting

September 18, 2024

Approved Minutes of Meeting

The meeting was called to order by Greg Gardner @ 6:01pm

I. Roll Call

In attendance: Dian Cox, Tom Schuab, Greg Gardner & Patty Wiss from Centerpointe Property Management. Owners in attendance: Larry Cox @ 2066 Culver Loop, Peggy Schuab @ 2074 Culver Loop, Mike & Kathy Parker @ 2293 Eagle Loop, Diane Stimac @ 713 Sandpiper Ct, Chuck & Peggy Brummel @ 547 St. Andrews Ct, George Smith @ 2222 Eagle Loop, Sierra Moon & Joe Groussman @ 2044 Sawgrass Ct, Gary & Lorrie Lee @ 1829 Culver Loop, Annie & John Lahley @ 2070 Culver Loop, Betty Rushing @ 1821 Culver Loop, Jessie Larner @ 1793 Culver Loop, Pat Lynch @ 2288 Chi Chi, Sharon Kelley & Steven Peery @ 1748 Scardi Blvd, Mary Dennis @ 1780 Scardi Blvd, Arvid & Jean Edson @ 2062 Scardi Blvd.

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 August 21, 2024 Meeting:

The meeting minutes from August 21, 2024 were approved via email by Board members and posted on the website.

IV. Reports from Officers and Committee Chairs:

A. Tom Schaub

1. The residents that live on Scardi have concerns about the new construction. Tom went to the city council meeting. In last month's meeting minutes it was noted that they had said they were going to alleviate the impact on Scardi and Dovetail. Tom asked them to define "alleviate" and he did not receive an actual answer. They said there is nothing in the stipulation that says they can't use Scardi and Dovetail, because they are public roads, owned by the city. Safety items were also brought up, especially the big trucks that are speeding down both of these roads. There are dogs being walked in the street and it is dangerous. They said they will put a speed sign at the beginning of Dovetail, and they will call all of the contractors to let them know that they will be patrolling the area with radar. Both have been done, so some progress, but the trucks are not eliminated.
2. A few other issues were briefly discussed. The thickness of the road on Scardi is not to code and a new detail shop has officially been approved. Lastly, a new ballot will decide whether there is a mushroom/ psilocybin facility to be allowed. Voting is up to the residents of Sutherlin.

B. Michael George

1. Michael spoke with Knife River. They will be meeting at the end of this year, or early next year, to discuss what roads in Knolls need to be fixed first. They should be able to get a rough estimate for the total cost. Eagle needs to be patched, along with other roads. Prices are expected to be a bit higher for the work next year.

C. Dian Cox

Updates will be given later in the meeting in the social and welcome committee section.

D. Centerpointe Property Management – Patty Wiss

1. Drive Through Reporting

The September drive through was performed on the 12th. A detailed report was sent to the Board. 17 lots were reported for various possible violations. Text and email reminders were sent out to homeowners about yard maintenance.

2. Unpaid Charges Report

YTD KE unpaid charges total: \$47,138.69
DW&S, LLC all lots delinquent in fees total: \$46,912.49
Homeowners with a balance: \$226.20
1 water shut off notice was sent.

3. Lots 105 & 106 on Divot have been sold.

E. Secretary/Treasurer Report – Tom Schuab

Financial Report 2024	2024 YTD	2024 Budget
Total Income	\$116,100.19	\$168,714.00
Total Net Income	\$19,500.84	\$ (2,046.00)
Total Expense	\$96,599.35	\$170,760.00
Total Reserve Expense	\$36,448.66	\$ 40,000.00
Total Assets	\$354,367.80	

Tom also noted that the Knolls Estates CD will mature in November.

F. Design Committee – Greg Gardner

1. The design committee received one submission for a new fence, and it was approved. Some small changes were made to a few other homes. Tom Schuab touched base about the green house that is for sale on Culver Loop. The realtor informed him that some people like the house but do not like the color. The seller does not want to drop the price to cover a new paint job. In the future, residents should speak with Tom or Greg to discuss a color that keeps the value of the home, and fits in well with the rest of the neighborhood. The rules & regulations concerning the color of homes were updated after this specific home had already been painted.

G. Welcome Committee

1. New Homeowners July 14, 2024 – August 30, 2024

Lot #105, 724 Divot Loop. Zeke & Ashley Kuhse

2. 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.

H. Social Committee –Dian Cox, Candy Taylor

Candy and Dian have been keeping up with gift baskets for new residents. Seven have been delivered this year, and they have one more to make. The barbecue had a fair turnout, about 57 people attended. Christmas decor will be more so decided next month.

I. Common Areas & Empty Lots Report- Greg Gardner

There are 8 empty lots. DW&S lot 105 is coming off. They closed on August 31st. Lot 90 has been paid for. Lot 151 on Scardi- the house has walls and a ceiling, but no roofing. The builder's medical issues have caused a delay. They are going to decide whether to sell it how it is or have their contractor friends finish it. One year is the hopeful date. Regarding the commons, they are doing what they can during fire restrictions. With the rain coming things are growing quickly, and they plan to knock it down. They appreciate all the homeowners that help.

V.) Owner Comments

- A.** Lot 107 on Divot. There has been a machine parked out on the curb that they saw being hauled away the other day. Greg said that no one knew what it was for, and they had tried moving it twice before, but it was too heavy. He had asked a DW&S representative to have it removed before the board meeting. The grass will be cut around this area and DW&S will cover the cost once they receive an invoice.
- B.** Garry Lee- Regarding the water bill, why is there no meter reading listed? Greg said that there has never been a meter reading listed. Gary is concerned about possible leaks happening and being able to monitor it. Patty from Centerpointe offered to email him his meter readings each month.
- C.** Pat Lynch- Is there work planned for the house on Chi Chi? Greg said it was supposed to be the first house that they worked on, prior to the three on Divot. He doesn't have an answer at the moment but will try to get some more information.
- D.** Tom Schuab- Visited Fords Pond and says it is great. Fun for kids and adults. John Lahley added his concerns for an accident happening because of the traffic and a lack of police around. He asks that everyone please keep their eyes out and if you can talk to council or a police officer, please mention your concern about Dovetail and Church.

VI.) The meeting was adjourned at 6:37 pm. Disaster Preparedness Meeting to begin at 7:00 pm.