

Knolls Estates Monthly Board Meeting

August 21, 2024

Approved Minutes of Meeting

The meeting was called to order by Tom Schuab @ 6:01pm

I. Roll Call

In attendance: Terry Wells, Dian Cox, Tom Schuab & Patty Wiss 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, Gary & Lorrie Lee @ 1829 Culver Loop, Annie & John Lahley @ 2070 Culver Loop, Betty Rushing @ 1821 Culver Loop, Jessie 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 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. Terry Wells

1. Terry said that he will do his best to summarize the agenda, including the HUD complaints. May 31st was the last time Greg had heard from the farmers rep regarding 713 and 714 Slazengar. At the time the compromise that we proposed was (not burning in common 10 for 3 years and possibly beyond) if we can sustain our current level of maintenance in all of our common areas, it is likely that we may not need to burn. HOA would like to retain the ability to burn there. They understand that certain restrictions are needed. This issue is currently in the hands of Farmers Insurance and is still ongoing.
2. On July 18th one of the HOA's landscapers down in common 9 was approached by the Douglas Fire Protection Agency. They told him he could no longer cut the grass, whether it was dry or not. He only had about three or four hundred feet left to finish. An incident occurred a little later when another landscaper contacted Greg and told him everything needed to be cut. Greg explained the situation about being shut down for safety reasons. The landscaper told him they needed to use electric equipment to get it done. Greg assured him that municipal fire had already made it clear that they cannot cut with any type of equipment. Later on they found out that this information was not accurate and electric could be used. The decision was made to not spend money on new electric equipment. It is expensive and doesn't cut through the thick, heavy grass.
3. An argument took place between Chuck and the landscaper making the complaint. A report was made to the Sutherlin Police Department, regarding the refusal to cut grass. As things progressed restrictions opened and cutting was allowed from 7am to 10am. It only took about 3-4 days to finish cutting the common areas.
4. HOA cuts the grass as a courtesy, but it is hard to please everyone. They want to make sure there is not a fire danger, and that the neighborhoods look nice.

B. Tom Schaub

1. John Lahley and Tom went to the Sutherlin Planning Commission. They approved a held for the possible selling of vehicles/ detail shop. It should be opening in September or October.

2. Scardi Blvd Update- “It fell on deaf ears” No progress has been made. There are still safety concerns for traffic on Dove Tail. John Lahley said the city reminded him of the opening of Fords Pond- safety concern for speeding on Church Street. The noise limit hours were also brought up. Time frame for noise is 7am -7pm, but they do not personally control code enforcement. The city noted that Scardi should be paved in the trenches and cut outs in the next two weeks.
3. Tom asked how they are planning to handle the waterflow issue for 1200C. There are concerns of water flooding into the golf course and community. The seventh hole on the golf course has a pump that only works during the daytime. There is 2.8 million gallons coming through the pond. A regular engine pump runs at the bottom until it’s out of gas. He will stay on it with the council until it is resolved.
4. John Lahley brought up the issue with installing traffic signals and roundabouts. He doesn’t think they have the land space.
5. Tammy does not have the reserve study update. The board appreciates her efforts, but they are frustrated. Terry asked if we need to put a timeline or deadline for Tammy to complete the study because we are already 8 months into this year. If she is unable to get the study completed, we may need to look at other sources.

C. Michael George
Not in attendance.

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

F. Centerpointe Property Management – Patty Wiss

1. **Drive Through Reporting**
The August drive through was performed on the 15th. A detailed report was sent to the Board. 19 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: \$46,401.84
DW&S, LLC all lots delinquent in fees total: \$46,072.23
Homeowners with a balance: \$329.61
No water shut off notices were sent.
3. Tom Schuab let everyone know that lots 105 & 106 on Divot have been sold. This will bring in about \$14,000 in past dues for the HOA.

G. Secretary/Treasurer Report – Tom Schuab

| Financial Report 2024 | 2024 YTD | 2024 Budget |
|-----------------------|--------------|---------------|
| Total Income | \$92,692.30 | \$168,714.00 |
| Total Net Income | \$6,125.57 | \$ (2,046.00) |
| Total Expense | \$86,566.73 | \$170,760.00 |
| Total Reserve Expense | \$36,448.66 | \$ 40,000.00 |
| Total Assets | \$341,618.01 | |

H. Safety Committee: Disaster Preparedness – Peggy Schaub

On September 18th a disaster planning meeting will be held at Sutherlin Community Center’s big room. This will be taking place right after the next board meeting. Flashlights, backpacks and some emergency items will be given out to those who attend.

I. Design Committee – Dian Cox

Nothing new has been proposed at this time.

J. Welcome Committee

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

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 #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: | Sold, Closed 8-30-2024. |

K. Social Committee –Dian Cox

The HOA barbecue will be held on Sunday Sept 15th. Carole Wells said that invites have been sent out to the community using the punchbowl app. This allows people to RSVP so that the committee knows how much food to buy. She reminded everyone to make sure their emails are up to date. Signs will be posted on the mailboxes as well, along Eagle Loop & Chi Chi.

L. Common Areas Report

Tom Schuab had nothing further to add.

V.) Owner Comments

A. Dan Hirtle asked if there is any indication that the HUD complaints will be going before a judge. He also wanted to know if the plaintiffs have the right to hire an attorney on the side. Terry said that the HOA originally hired legal counsel because they thought it would be the best approach to resolving this. They have come to find out it wasn't the best choice. Several offers have been rejected and now it is being handled completely by the insurance company. Dan Hirtle said that if the HOA is found liable, a first-time offender fee would have a max penalty of \$11,000. \$12,000 has already been spent on legal fees. Terry said that they would not have gotten counsel in the first place if they knew there was no room for negotiation. Dan Hirtle expressed concern about the residents that showed up to a previous board meeting and asked them to stop burning. Terry said their complaint pertained to the community burn pile and dumping of grass clippings behind the HOA shed in common 10. They requested it be stopped. We honored that request and gave them exactly what they asked for. We never agreed to not burn in common 10 permanently.

VI.) Meeting was adjourned at 6:40 pm