

# **KNOLLS ESTATES MONTHLY BOARD MEETING**

**August 20, 2025**

## **Approved Minutes of Meeting**

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

### **I. Roll Call**

In attendance: Greg Gardner, Tom Schaub, Terry Wells, Dian Cox and Jennifer Young from Centerpointe Property Management.

Owners in attendance: Lorrie Lee @ 1829 Culver Loop, Jim & Mary Dennis @ 1780 Scardi Blvd, Peggy Schaub @ 2074 Culver Loop, Carole Wells @ 1824 Culver Loop, Pat Lynch @ 2288 Chi Chi, Larry Cox @ 2066 Culver Loop, Arvid Edson @ 2062 Scardi Blvd, Bob & Paula Douglas @ 1667 Scardi Blvd, and Janet Chapp @ 1799 Culver Loop.

### **II. The Rules of Order**

The Rules of Order were read by Tom Schaub.

Homeowner comments are allowed at the end of the agenda with a 3 minute time allowance.

### **III. Approval of Minutes from July 16, 2025**

The minutes of the July 16, 2025 Meeting were approved via email and posted to the website.

### **IV. Reports from Officers and Committee Chairs**

#### **A. Greg Gardner -- President**

##### **1. Projects**

Caution Signs for Children 15 MPH were installed on Scardi by Cougar Canyon across from the storage shed. There have been speeders believed to be the workers on the new construction. Going to wait until the house is finished and see if that fixes the problem before considering speed humps.

##### **2. Design Committee**

There was one fence and one house paint approved by the Design Committee for approval during the period of July 10, 2025 to August 10, 2025. Reminder that any exterior work needs to be approved by the Design Committee. Forms are on the website.

##### **3. City of Sutherlin**

The City has added a \$9.00 monthly Public Safety Fee to everyone.

##### **4. Water**

The City of Sutherlin has increased the water rates effective August 1<sup>st</sup> by 2.5%

#### **B. Tom Schaub**

##### **1. City of Sutherlin Planning Commission**

a. The vote to rezone the Oak/6<sup>th</sup> St. project passed 4 to 2. There was a very disgruntled citizen at the meeting.

b. The Dakota St. light is engineered. The next step is the cost study.

c. There is a plan to do some paving and to put a boat dock at Fords Pond when they have the funding.

## 2. Treasurer's Report

	2025 YTD	2025 Budget
Total Income	\$ 167,092.11	\$252,680.00
Total Net Income	\$ 10,147.78	\$ 28,420.00
Total Expense	\$ 156,944.33	\$224,260.00
Total Reserve Expense	\$ 83,000.00	\$86,000.00
Total Assets	\$358,059.24	\$340,000.00

### 3. CD

The CD maturity date is 1/17/2026. It is currently at 4.25%

### 4. Backflow

Popeye's has been contacted to retest the backflow in hopes of not having to repair or replace valve #1.

## C. Terry Wells

### 1. Common Areas

Common area maintenance will be done on a as needed basis. There is no burning scheduled for this year. In Common 9 Hawthornes were cut down and will be hauled off once the fire danger has lifted. The Board receives complaints from homeowners that the common areas are either worked on too much or not enough. The Board is committed to keep the commons cut down for fire safety and esthetics. Quinton who works for BBSI is doing a great job cutting by hand, and the HOA will continue to use BBSI for those areas. Can only cut until 10:00am. The HOA does have battery powered equipment if needed. Chuck mows the grassy area.

### 3. Empty Lots and Construction

1. Lot #85, John & Suzanne Hesulius, 1957 Kapela Ct., Empty Lot
  2. Lot #130, Rick Griffith, 1798 Culver Loop, Empty Lot
  3. Lot #151, Strideline LLC, 1660 Scardi Blvd, New Construction
  4. Lot #167, Rick & Deborah Mason, 1772 Scardi, Empty Lot
  5. Lot #174, DW&S,LLC, 1716 Scardi, Empty Lot
  6. Lot #175, Susan Wyhoon, 1708 Scardi, Empty Lot
  7. Lot #'s 27, 107, 110, 111, DW&S,LLC, Vacant homes
- Lot #151 construction is estimated to be done by the end of the month  
--DW&S lots permits have been submitted and pulled

## D. Michael George – Reported by Greg Gardner

### 1. Updates on Road Maintenance

Full crack seal of all Knolls roads is planned for 1<sup>st</sup> week of September.

### 2. Disaster Preparedness

August planning is for staying healthy and clean. Prepare for how much water you will need, along with cleaning supplies. Refer to the Umpqua Prepared book pages 28-29.

## E. Welcome & Social Committee – Diane Cox

### 1. Welcome Committee

New homeowners from July 10, 2025 to August 10, 2025  
Lot #44 Dave & Laurie Ingebritsen, 2295 Chi Chi  
Lot #100 Michael & Marilyn Lynch, 1922 Kapela  
Lot #169 Scott Moreland & Julie Black, 1756 Scardi

## **2. Social Committee**

- Thank you to Candy Taylor for providing the cookies for today's meeting.
- The annual BBQ is scheduled for September 7<sup>th</sup> from 11:00am – 2:00pm. This year there will be a raffle with prizes awarded to those community members who attend. Do not have to be present to win.
- Next Tuesday is donuts in the park from 9:00am – 10:00am.

## **3. Pets and Wildlife**

Reminder to pick up after your pets. There is lots of space to utilize for pets and dog waste bags are available for homeowner use. Please respect neighbors property and not have your pets utilize it as a bathroom.

Dian witnessed a pile off pooh right next to a bag station left behind. The DW&S LLC lots are not to be used to let your dog's go on. Residents added signs to pick up after your pet.

## **F. Centerpointe Property Management Report**

1. Drive through was performed on Wednesday August 20. 9 yards were noted, 2 ARC items were noted, and 2 other types of violations were noted and reported to the Board.

### **2. Delinquent Charges**

YTD unpaid charges = \$40,975.38

DW&S LLC, 5 lots = \$39,691.91

8 Homeowners with unpaid HOA dues and late fees = \$1,283.91

No water shut off notices were sent.

### **3. Centerpointe New Address**

Centerpointe Property Management has moved to a new office. The new location is located at 931 NW Highland St. Roseburg, OR 97470. The new mailing address is 1224 NE Walnut St. #263 Roseburg, OR 97470. BIG REMINDER: if you pay your dues with your banks bill pay, please contact your bank to change the address.

## **G. Owner Comments**

- Paula Douglas from 1667 Scardi asked if a plastic utility shed has to be approved by the Design Committee. Greg said yes.
- There are still continued complaints about the speeding. Tom is going to talk to the police chief to see if Knolls can borrow the radar sign. Pat Lynch said the call volume for the City Police has gone up 50% for speeders. Suggests maybe having an officer staged on Scardi during the time the workers come.
- Arvid Edson mentioned that after the purge of the backflow his bark mulch was washed away down the street. Tom explained the person who opened the valve opened the wrong side. KE added more bark to compensate.

**Meeting adjourned at 6:42 PM**