

**Knolls Estates Monthly Board Meeting
January 23, 2019
Minutes of Meeting (Approved 2-20-19)**

The meeting was called to order by Joe Beador at 6:00pm

- 1.) In attendance: Joe Beador, Richard Jorge, Russ Mock, Al Olson, and Jennifer Young from Centerpointe Property Management.
Owners in attendance: Sierra Moon and Joe Groussman @ 2044 Sawgrass, Dian and Larry Cox @ 2066 Culver Loop, Pat Shoufler @2285 Eagle Loop, Michael George @ 2294 Eagle Loop, and Joe Keady @ 2257 Eagle Loop
- 2.) Joe Beador read The Rules of Order. New owner, Michael George, is attending his first meeting.
- 3.) **Approval of Minutes from December 19, 2018 Meeting:** Al Olson made a motion to approve the meeting minutes as presented from the December 19, 2018 meeting with no corrections. Russ Mock seconded the motion. A vote was taken. Motion was carried to approve the December 19, 2018 meeting minutes as presented with no corrections by unanimous vote.
- 4.) **Reports from Officers, Administrators and Committees:**
 - A.) **President – Joe Beador**
 - I.) The street sweeper was pushed out an additional week because he was in an accident. But he did come the following week and did an excellent job. He also did the extra area on Scardi. Richard Jorge questioned how far he is going over the line. Richard observed limbs and debris still in areas. Joe B. said he would look in to it. Joe G. asked how many times he comes. Joe B. responded: four times per year. Joe G. asked if that much was necessary. Joe B. responded: yes, that is what the board voted for.
 - II.) The Board will be working on the 2019 Budget and it will be presented at the next monthly meeting. The initial meeting will be between Joe B. and the treasurer to review line by line. A second meeting will be with all the board members to finalize the budget.
 - III.) Joe B. visited the City of Sutherlin to inquire about applying for water for the sign. He was advised it will cost approximately \$31,000 to extend the main. Joe B. then inquired about putting a meter at the water utility box where Dovetail and Scardi meet. The city representative said he would look into, but no boring under the road will be allowed. This means the Association will have to rely on lot #1, #2, or #3 for water. A meter could be installed at one of these lots to record the usage to reimburse the owner.
 - B.) **Treasurer Report: Russ Mock**

December 2018 Operating Income YTD Budget:	\$123,043.00
December 2018 Operating Income YTD Actuals:	\$122,653.09
December 2018 Total Expenses YTD Budget:	\$121,090.00
December 2018 Total Expenses YTD Actuals:	\$114,389.55
December 2018 Net Income YTD Budget:	\$ 1,953.00
December 2018 Net Income YTD Actuals:	\$ 8,263.54

KEOA Checking Account	\$ 18,844.36
KEOA Money Market	\$111,295.54
KEOA CD	\$228,351.77
KEOA Total Net Worth	\$358,491.67

C.) Welcome Committee: Judy Beador -not in attendance

Joe B. reports Ken and Pamela Campbell have moved in to *the concrete house* (1832 Culver Loop). A welcome basket was delivered.

D.) Design Committee: Chuck Caylor -not in attendance

Joe B. reports 7 new homes have been approved. Mid Oregon Builders will be building them. They are all 2300-2800 sqft. 1 is being built on Chi Chi and 6 are being built on Divot Loop.

E.) Common Areas Committee: Marty Larnier -not in attendance

Joe B. reports the trees have not come in yet. While Joe was at the City he mentioned the trees. The city representative informed him he had to have approval because of the easement. Knolls Estates will comply and provide the information requested for approval.

F.) Social Committee: Pam Ramm/Irene Bratton -not in attendance

Joe B. reported Irene Bratton and Pam Ramm will be co-chairs.

G.) Centerpointe Property Management: Jennifer Young

No report

5.) Unfinished Business:

A. Electrical Quote for Gazebo provided by Central Electric:

Waiting on Central Electric to put Knolls on the schedule. Joe B. sent an email to follow up.

B. Turkey Round-Up:

The State put a fence up around the turkey food. Joe B. observed turkeys in the fenced area and closed the gate. The turkeys flew out of the fenced area. The state came out and put a net over the gated area. Chuck Caylor saw the turkeys in the fenced area on another day and shut the gate. When ODFW came to get them, 2 slid under the fence. But two were caught. Now the turkeys will not go in the fenced area at all. The trapping is done for now.

C. Backflow Testing:

The Board sent letters requesting bids to test all the homes with backflow devices, to all 10 contractors on the counties approved list. All responses will be brought to the next board meeting unopened. At that meeting it will be decided which contractor will be used. The board will then send letters to all the owners informing them of the schedule and for them to provide the location of their device.

D. Gas Meters Replacement:

Todd Powell has the 9 new meters and the addresses where to replace them. He has also been asked to take the meter readings to be reported to Centerpointe. Joe G inquired as to what is going to happen with the old meters. Joe B. said he is going to try to sell the on Ebay. Joe G. said the meters can be converted to read in gallons and suggests they be sold to new owners. Joe B. said he preferred to sell them new meters.

E. Park ADA & Storm Drain Construction:

Thomas Younkers will be completing the work in March.

6.) **New Business:**

A. CD Maturity/Renewal

The current CD is a 15 month at 1.25%. Knolls earned \$2835 last year from this CD. Umpqua Bank currently is offering a 24 month at 2.8%. With this new CD the association will earn \$6300 in 2019 and \$6572 in 2020. Russ Mock made a motion to roll the current CD over to the new 24 month 2.8% CD. Al Olson seconded the motion. A vote was taken. Motion is carried to roll the current CD over to the new 24 month 2.8% CD by unanimous vote.

B. Boring Quotes for Scardi Tree Irrigation Lines

When the new trees along Scardi are planted, they will need to be watered for at least the first two years. Joe B. suggests tapping into the meter on Divot Loop at lot #104. To run the water to the irrigation lines it will require boring under the road of Divot Loop and Sandpiper. Joe B. will be looking for quotes. This will be a budget item.

C. Fog Line Repainting – Phase 1

The fog line repainting for phase 1 will be added to this year's budget. Joe B. has reached out to two contractors for quotes. Dian Cox asked if any painting is going to be done on Scardi. Joe B. said this is the city's responsibility and the city is "looking in to it". Joe B. suggests owners go to the City meetings and express their needs. There was discussion about different types of paint, proper striping methods, and the possible use of reflectors. Joe G. asked if the striping would be coordinated with the sweeper. Joe B. said yes.

D. Feral Cats

Joe B. is asking for input from owners as to if there is a problem with roaming cats. Joe Keady believes there is a problem, if it isn't now it will be. He reported talking to a neighbor who feeds and cares for them. Joe B. said he has had several sightings. He also found a statistic that says 4 cats in 7 years can produce 420,000 cats. The City has no requirements for cats regarding licensing or chipping. It is Joe B.'s opinion the cats need to be trapped and transferred. But also said there needs to be an ongoing discussion on how this will be handled.

7.) **Owner Comments:**

- Russ Mock wanted to let everybody know Forest Stone is coordinating a Eugene Contractor to come to Knolls Estates. Owners who are interested in spraying their roofs for moss should contact him to get on the schedule. He charges \$110.00

- Joe Keady inquired as to what is happening with the scotchbroom in the common areas. Joe B. said it will get hit hard this year. Joe G. said to be careful because the spraying kills other trees and plants.

- Joe G. reported that while Sierra was in the jacuzzi a drone flew over and was taking pictures. He is not sure what can be done about it, but wanted to make everyone aware.

8.) Meeting was adjourned at 6:52pm