

**Knolls Estates Monthly Board Meeting**  
**July 15, 2020**  
**Approved Minutes of Meeting**

The meeting was called to order by Greg Gardner @ 6:06pm. Greg reports that the Association cannot use the Community Center at this time due to Covid. The Association is saving money this way.

**1.) Roll Call**

In attendance: Greg Gardner, Peggy Schaub, Mary Nordeen, Jessica Cook-Lindsay, Richard Jorge and Kathy Larecy from Centerpointe Property Management.

Owners in attendance: Sharon Kelley & Steve Peery @1748 Eagle Loop, Tammy & Ray Axton @ 2266 Eagle Loop, Tom Schaub @2074 Culver Lp., Barbara Jorge @2226 Eagle Lp., Pat Finley @616 Arnie Ct., Austin Cook-Lindsay @2086 Culver Lp., Terry & Carole Wells @ 1827 Culver Lp., Chuck & Peggy Brummel @547 St. Andrews Ct., Rick & Sharon Cozad @2206 Eagle Lp., John & Diane Stimac @7113 Sandpiper Ct., Joe Beador @2088 Culver Lp.

**2.) Rules of Order**

Greg Gardner read the rules of order. There were several new homeowners attending. He also explained he would like people to raise their hands to ask questions.

**3.) Approval of Minutes from June 17, 2020 Meeting:**

Richard Jorge made a motion to approve the June 17, 2020 board meeting minutes. Peggy Schaub seconded the motion. A vote was taken. Motion was carried to approve the June 17, 2020 board meeting minutes by unanimous vote.

**4.) Reports from Officers and Committee Chairs:**

**A.) President – Greg Gardner**

- I.) Greg has been informed that Mid Oregon Builders has filed for Chapter 7 bankruptcy, although he wasn't able to confirm that. They have 4.7 million in liens on their properties. They are still building on Divot Lp., 1 house needs a roof and garage doors will be put on soon. Greg gave assurance that MOB will never be able to build in Knolls Estates again. He will not accept or approve any plans should they submit them in the future.
- II.) Greg is still getting backflow calls from homeowners even though he has sent out several reminders the association is no longer doing a group read. Water will be shut off on July 23<sup>rd</sup> from 10-11am to test the main unit device. Greg questioned the City as to why it was necessary as it wasn't done last year and all the homeowners are expected to have their own devices tested. The City is doing things differently this year and did not particularly care for Greg's questioning. Greg reported that the gazebo also will have to be tested and that is not in the budget. Pat Finley stated that she is going to have her sprinklers taken out and go with a low maintenance landscaping.

**B.) Treasurer's Report – Peggy Schaub**

Total Operating Expense 6/30/20 YTD	\$ 34,491.36
Total Operating Income 6/30/20 YTD	\$ 58,227.72
Net Income 6/30/20 YTD	\$ 23,736.36
Total Assets as of 6/30/20 YTD	\$371,120.11

Greg states that Knolls had to pay taxes for the first time ever this past year as the Association made too much. That won't be a problem this year as it will have plenty of expenses. One unidentified owner spoke up said we could afford the picnic this year.

**C.) Board Members – Comments and Concerns**

- I.) Richard Jorge states the entrance sign is covered due to the flowers. He suggests taking them out and planting ground cover. Greg said he thought they could be cut back or changed after blooming season, but he agrees that a ground cover would be a good option.
- II.) Mary Nordeen is concerned about a renter in one of the properties. Greg says that although he cannot divulge details due to privacy concerns, he can assure her that it is not a renter situation. Chuck Caylor says the house is being re-listed.

**D.) Centerpointe Property Management – Kathy Larecy**

- I.) 9 lots were reported with yard concerns or violations, in addition to the Banducci and MOB lots. A combination of letters & calls were made. Several of the lots have since been addressed and resolved. A call has been made to a new attorney to address pursuing violation procedures to one individual lot and the MOB lots.
- II.) Total A/R is \$3,718.46 as of 6/30. All are from 1 builder except an additional, chronic late payer.

**E.) Welcome Committee – Greg Gardner**

There are new owners in June: Terry & Carole Wells, 1827 Culver Lp and Richard & Rachel Baird of 1828 Culver Lp. Greg has spoken to Anthony Harrison of 1692 Scardi. It should be closing soon.

**F.) Design Committee – Greg Gardner**

- I.) Greg repeated that Mid Oregon Builders has filed for Chapter 7 and no new plans will be approved. Greg has spoken to bankers and has tried to put Knolls Estates at the top of the list (to get paid back for balances due).
- II.) Two projects have been submitted to Chuck and Joe for review for fences and storage sheds.

**G.) Common Area's Committee – Chuck Caylor**

- I.) Chuck pointed out he is trying to keep up on the common areas. He appreciates the thumbs up from homeowners. His helper and him have been working on the common areas but it is hard work and, in some areas, very steep. Some areas have piles that will get burned this fall. He has been spraying areas with blackberries, scotch broom, poison oak and grasses, each have different types of sprays necessary. The scotch broom is hard to kill. He is trying to make the areas look aesthetically pleasing – make the Association look good.
- II.) Unidentified owner spoke up in appreciation for all of Chuck's hard work. Many owners present were in agreement.
- III.) Greg pointed out that spraying will only be done in small areas as spot treatment. In the past, a broad spraying had been done which inadvertently killed some homeowner's plants.

- IV.) Dick Banducci has made a second cut of his properties (in phase 3).
- V.) Douglas Electric will be taking care of limbing partially dead fir trees in common area #2 and 1 of Forrest Stone's pine trees. This will be taken care of free of charge to Knolls Estates.

**H.) Social Committee –Greg Gardner**

- I.) The July 4<sup>th</sup> golf cart parade was a huge success with 15 participants. The winners were announced on Nextdoor.com. Chuck Caylor was the 3<sup>rd</sup> winner.
- II.) There will be a catered picnic in August. There is plenty of room at the gazebo area.

**5.) Owner Comments**

- A.)** Tom Schaub asked if the Avery expansion would be making another egress (for Fairway Ridge). Greg says yes. The plan now between the City and ODOT is to put in access to Stearns road. Discussion followed that this probably wasn't a good idea given that most people would still use Dovetail. The egress to Stearns was most likely just a concern for emergencies. Greg pointed out that there was initially attempts to put roads through lots #166 & #177 but the Association halted that access.
- B.)** John Stimac spoke up that he wanted to thank Chuck Caylor for his hard work in the Association. He is doing a great job. Homeowners agreed.
- C.)** Greg Gardner said the fir tree/open space in common area #9 have been addressed.
- D.)** Sharon Kelley asked about the dead tree across the road from her house. Greg said it's City property and he is getting very little response from them. They would rather pay for damage later on then address it now, according to one contact.

**6.) Meeting was adjourned at 6:47pm**