

KNOLLS ESTATES MONTHLY BOARD MEETING
2026 ANNUAL MEETING – March 18, 2026
Approved Minutes of Meeting

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

I. Roll Call

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

Owners in attendance: Roland Berry @ 1954 Culver Loop, Alicia Hart @ 2234 Eagle Loop, Gary & Lorrie Lee @ 1829 Culver Loop, Carole Wells @ 1827 Culver Loop, Peggy Schaub @ 2074 Culver Loop, Jim & Mary Dennis @ 1780 Scardi Blvd, John Lahley @ 2070 Culver Loop, Jessie Larner @ 1793 Culver Loop, Diane Stimac @ 713 Sandpiper Ct., and Lisa Strickland @ 536 St. Andrews St.

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 January 21, 2026

The minutes of January 21, 2026 meeting were approved via email and posted to the website.

IV. 2026 Completed Projects

-- Projects are being planned for 2026. Planning 2 or 3 projects, but nothing concrete.

Greg added that homeowners need to be checking their emails from Centerpointe or from the HOA.

V. Design Committee:

-Between January 1, 2026 – March 15, 2026, there were a total of 1 modification requests approved- 0 new constructions, 0 fences, 0 sheds, no decks, 1 paint, 0 gazebo, and no golf nets.

-Reminder that homeowners must get approval from design committee for major changes (example: fences, decks, sheds, golf nets, house paint, major landscape, etc.) 2026 Rules & regulations are posted on our website, Modification forms also on website.

VI. Board Meetings in 2026

The board meetings will be held every other month in 2026, starting with the annual meeting in January. Board meetings will still be on the 3rd Wednesday of the month in January, March, May, July, September, and November. The website has been updated to reflect this change.

VII. 2025 Taxes

Information has been sent to our new accountant; we are just waiting to get those back.

A. Tom Schaub

1. City of Sutherlin Planning Commission

The planning commission meeting was cancelled due to a lack of agenda. Requested a land partition to divide a 184.16-acre property into two parcels, Parcel 1: 165.69 ± acres, and Parcel 2: 18.47 ± acres.

<https://share.google/dsvaNAGLhtqtSm1RG> Realtors website for property sales. Taken off of the Breath of Life website selling the lots. **This is a direct quote.** “Breath of Life Sutherlin is a 91-lot residential subdivision featuring **innovative modular construction**. The community is a mixed income, mixed ownership model to create a dynamic community developed and managed by Turning Point Program. The community will feature 91 residential lots; 38 Lots are now available in Phase 1. Each home site can feature: Single Family Home (918 sf - 1917 sf) Accessory Dwelling Unit (420 sf - 729 sf) 2-Car Garage. 31 of the homes will be available for traditional sales. 60 Affordable Homeownership opportunities will be available pending grant applications. **60 Affordable & Market Rate Rental** opportunities will also be available.”

John Lahley @ 2070 Culver Loop added that he reached out to the real estate agent for Breath of Life and let them know that on their model home they are building, the sewer line has not been hooked up, and he has photos to prove that. The sewer line not being hooked up is causing flooding with all the rain. The planning commission sent out a notice about the partition and sectioning off the 18 acres. Many of us were down there due to traffic safety concern, and the detention ponds that are required to be put in. To make a complaint, you must submit a letter by a certain date from the notice. John and 2 other board members submitted letters. Then he found out the planning commission meeting had been cancelled because there's no agenda. He thought after submitting a letter, there was an agenda. Dian asked at the city if another letter should be submitted from those who submitted letters for the next meeting, they told her no and that would be a different kind of meeting. Two days ago, John received some mail from the City of Sutherlin to “applicant and all interest individuals” and talks about his request and it's” tentatively approved.” None of the 3 of us that submitted a letter had any legitimate reasons to appeal and therefore, there's no need for a meeting as they didn't find their reasons didn't have any value at all. But we can still appeal, we just must write a check for \$330 to the City of Sutherlin. John knows the city manager, and he will be reaching out to him to have a conversation with Kurt.

Terry Wells then commented about how when he got the letter, he was fine with what they were going to be doing, he just wanted to make sure they do it the correct and safe way for our community. His letter spoke about the ingress egress, which is only at Dovetail and Highway 138, using the flood last March as an example of the issue. His other main concern was the speed limit and why can't the city petition the state of Oregon to lower the speed limit 10/15 miles per hour as it's still within city limits. It's very intriguing to Terry that they would just blow them all off. 4 people wrote letters, no public meetings, no public comments, just tentatively approved.

A homeowner asked, “who got these letters?” and the people that live within 100 feet of the area that is being developed should have received this letter. Greg received the letter due to common area 10.

Dian offered her letter for anyone to view and read.

2. Treasurer's Report

	2026 YTD	2026 Budget
Total Operating Income	\$82,246.42	\$269,450.00
Total Operating Expense	\$15,772.96	\$265,712.00
Total GL 5000 Maintenance & Projects	\$6,696.01	\$68,250.00
Total GL 6000 Utilities	\$3,745.22	\$36,100.00
Total GL 7000 Administrative	\$5,331.73	\$32,610.00
Total Reserve Expense: Road Repairs & Maintenance	\$0	\$128,712.00
Total Net Income	\$66,473.46	\$28,420.00
Total Assets	\$387,165.49	\$340,000.00

3. CD

New maturity date is 7-17-2026

B. Terry Wells

1. Updates and Comments

The board is working on the CC&Rs to make them easier to read.

2. Common Areas

We are currently using BBSI, however, they have raised their rates. Quinton has been doing a great job keeping the common areas maintained and prepped for fire season if a fire is to come.

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 #167, Rick & Deborah Mason, 1772 Scardi, Empty Lot. Building plans approved
4. Lot #174, DW&S,LLC, 1716 Scardi, Empty Lot
5. Lot #175, Susan Wyhoon, 1708 Scardi, Empty Lot
6. Lot #'s 27, 107, 110, 111, DW&S,LLC, Vacant homes partially constructed.

4. DW&S Homes

Currently being wired and construction is beginning. Painting will start soon as weather permits. Reminder that the DW&S homes are not to be used as a yard waste dumping area or for your dogs to use as a restroom. Knolls Estates doesn't own these properties.

5. Street Sweeper

The street sweeper will be done quarterly in 2026. No permanent parking on any of our streets and during street sweeper day. March 31 is the next street sweeping day, a sign will be put up at the entrance sign, and an email will be sent out to all homeowners a week prior.

C. Greg for Michael George (absent)

1. Updates on Road Maintenance

In 2026 & 2027 the goal is to do a complete seal coat on every street except for Eagle. Eagle Loop needs to have a section repaired prior to sealing.

2. Disaster Preparedness

MONTH 2 & 3 February & March: PLANNING: **Feb:** Take photos/videos of every room, closet, cabinet, and drawer in your home. Store photos online, if possible, or in our binder. Be sure to photograph big ticket items individually. Contact your insurance provider to make sure you have enough coverage to replace your home and its contents. **March:** Decide who you are planning for. Remember, that may include people who do not live with you) an elderly neighbor or child who is left at home alone) and animals. Will you need to purify water if your purchased water expires or runs out? You can find a water-to-bleach ratio sheet and a boiling time sheet for sterilizing water online. Print it out and keep a copy in your kit.

3. Safety Cones

Safety cones must be in place when any type of vehicle is temporarily parked on the streets, The HOA has additional safety cones homeowners can borrow if they do not have some.

D. Welcome & Social Committee – Dian Cox

1. Updates and Comments

2. Welcome Committee

1 New homeowner from January 1, 2026 – March 10, 2026, welcome basket was delivered. Multiple homes are for sell in our community, can find a link in the knollsestates.com website

4. Social Committee

--Dian thanked the social committee for supplying all the refreshments for the meetings.

--The City of Sutherlin is no longer putting on the city-wide garage sale; Chamber of Commerce will now be doing that. We were informed that the garage sale will be on June 5, 6, & 7.

Jim Dennis @ 1780 Scardi Blvd asked about doing donuts in the park again and commented that he really enjoyed doing that. It's on the website that it'll happen June, July, and August 9-10 AM. The committee does need to have a meeting for more details. Jim also added that the lot next door to him sold but the yard is about a foot tall, Greg commented that he will email the person in charge of that.

E. Centerpointe Property Management Report

1. The drive through was performed on 3/16/2026. 15-yard concerns were reported to the Board and 3 parking concerns.

2. Delinquent Charges

YTD unpaid charges = \$45,043.97

DW&S LLC, 4 lots = \$44,491.97

4 Homeowners with past due accounts = \$552.06

0 Water shut off notices sent by Centerpointe Property Management

3. Centerpointe Property Management Address Change

-Office address: 931 NW Highland St. Roseburg, OR 97470

-Mailing address: 1224 NE Walnut St. #263 Roseburg, OR 97470

-Phone: 541-672-3434 Email: office@cpm4rent.com

G. Owner Comments

--Jessie Lerner wanted to share an incident that happened to her a few days ago. She was headed to run some errands around 9:30 am and as she left there was a blue/silver Kia parked on the corner of Scardi/Culver Loop with its hazards on. As she pulled next to him, he tried to lure her to his car. She left and he chased her through the neighborhood, recording her. Jessie called the police and reported it and he left. Just a reminder to be aware of your surroundings.

--Dian mentioned that we need to share this information with the community, so everyone is aware.

--Rolland Berry asked if a homeowner rents their house to relatives, is that allowed? Greg responded with no, unless it's approved.

Meeting adjourned at 6:59 PM