

Knolls Estates Monthly Board Meeting
May 15, 2019
Minutes of Meeting (Approved June 19, 2019)

The meeting was called to order by Joe Beador at 6:01pm

- 1.) In attendance: Joe Beador, Russ Mock, Richard Jorge, Al Olson, and Jennifer Young from Centerpointe Property Management.
Owners in attendance: Mary Nordeen @ 2274 Eagle Loop, Joe Keady @ 2257 Eagle Loop, John & Maureen Blakely @ 1799 Culver, and Dian & Larry Cox @ 2066 Culver Loop
- 2.) The rules of order were not read.
- 3.) **Approval of Minutes from March 20, 2019 Meeting:** Al Olson made a motion to approve the meeting minutes as presented from the March 20, 2019 meeting with no corrections. Richard Jorge seconded the motion. A vote was taken. Motion was carried to approve the March 20, 2019 meeting minutes as presented with no corrections by unanimous vote.
- 3.) **Approval of Minutes from April 22, 2019 Meeting:** An emergency meeting was at the gazebo due to not being able to have the meeting on the scheduled day of April 17. Richard Jorge made a motion to approve the meeting minutes as presented from the April 22, 2019 meeting with no corrections. Al Olson seconded the motion. A vote was taken. Motion was carried to approve the April 22, 2019 meeting minutes as presented with no corrections by unanimous vote.
- 4.) **Reports from Officers, Administrators and Committees:**
 - A.) **President – Joe Beador**
 - i.) **Bobcat Update:**

Joe B. met with a man named Jim Godfrey who works for the USDA. They toured the community. Jim explained to Joe that bobcats will not attack humans. They also do more good than harm by hunting rodents and squirrels. He did say if the owners do not feel safe, he will trap them. He wanted to make sure everyone understood they would be euthanized after they are trapped. Joe posted an update on Nextdoor asking the owners to *take a breath*. He received 4 responses. All the responses were to *leave the cat alone*. Bobcats will attack cats and dogs. However, it is in the association's rules that all dogs and cats must be on a leash.
 - ii.) **Back Flow Update:**

The contractor who is hired to do the backflow testing, had to leave out of town. He will have the tests done before June. The city is ok, as the tests are not due until June. He will leave a copy of the inspection for the owners. Reminder to owners to not pay the bill. Joe Keady said he wants to opt out this time, he already has a contractor lined up. Additionally, he is having trouble logging in to Nextdoor. Joe B will help him with his log in.

iii.) **Divot Loop Builds:**

A lot of people have been asking Joe about the homes on Divot Loop not being built fast enough. They are questioning if the builder is in default. Joe called Joe Russi. Joe Russi told Joe B. he is not affiliated with Ross Murray. Russ Mock clarified, one of the builds was delayed due to problems with a stem wall height.

B.) Treasurer Report – Russ Mock

April 2019 Operating Income YTD Budget:	\$41,935.32
April 2019 Operating Income YTD Actuals:	\$39,400.53
April 2019 Total Expenses YTD Budget:	\$40,268.64
April 2019 Total Expenses YTD Actuals:	\$20,259.30
April 2019 Net Income YTD Budget:	\$ 1,666.68
April 2019 Net Income YTD Actuals:	\$19,141.23

KEOA Checking Account	\$ 36,814.55
KEOA Money Market	\$111,321.15
KEOA CD	\$229,672.20
KEOA Total Net Worth	\$377,807.90

C.) Welcome Committee: Judy Beador -not in attendance – Reported by Joe Beador

No new move ins.

D.) Design Committee: Chuck Caylor -not in attendance – Reported by Joe Beador

- i.) Fence approved for Dan Wright at 2289 Eagle Loop
- ii.) Pergola approved for Stan Bird at 1978 Kapela Ct.
- iii.) Fence approved for Rob Perkins at 1796 Culver Loop
- iv.) Joe Keady stated he did not see any of the communication or paperwork for the Wright and Perkins projects.

E.) Common Areas Committee: Marty Larner -not in attendance – Reported by Joe Beador

Marty is currently working with the contractor on the scotchbroom. Marty will report an update at the next meeting.

F.) Social Committee: Pam Ramm/Irene Bratton -not in attendance – Reported by Joe Beador

The community garage sale is scheduled for Friday May 31 and Saturday June 1. The Saturday sale coincides with the City of Sutherlin citywide sale. Donna has the association signed up with the Chamber of Commerce to be added to the map. Pam will have signs in front of the community.

G.) Centerpointe Property Management: Jennifer Young

- i.) Observations from 5/1/19 drive through reported to board:
 - One motorhome in driveway
 - White box trailer in driveway
 - Seven properties needing yard maintenance and one lot with tall grass.

- ii.) As of April 30, 2019 there were 5 delinquent accounts totaling \$666.86. Out of the 5 delinquent accounts reported, 3 have paid. Leaving a balance under \$500. There were three water shut offs scheduled. All those accounts were paid, no shut offs were performed.

5.) **Unfinished Business:**

A. Gift for Forrest Stone:

Forrest received his gift of \$500 for plowing the snow. He is very appreciative.

B. Gazebo Electric & String Lights:

The electricity is done, and the lights are hung up.

C. Squirrel Trapping:

The trapper has toured the community. He will begin trapping in the next couple weeks.

D. Dovetail Ln & Scardi Blvd update on fog/center line striping:

After the March meeting, Al met with Brian Elliott and Jamie with the City of Sutherlin. Al explained to them the City's responsibility for painting the center line. They told Al they would take it to Public Works and research it. Al waiting and got no response. On the April 14th Al went back and both Brian and Jamie were gone. He spoke with Kristy. He started over and explained everything to her. She said she would go herself with assessor maps. Al said he felt good about the conversation, but he knows the history of the many conversations Joe B has had. At 1:00pm today Kristy called Al to let him know the City will be painting the center line mid June. Dian Cox wanted clarification of exactly where the line is going to be. Al said he was not able to get an exact location from the phone call.

6.) **New Business:**

A. Proposals for Phase One Beautification Projects:

Richard sent feelers out to the neighbors in phase 1 asking if they would be interested in a beautification project like the park in phase 2. He received all negative feedback. The owners are concerned about noise from kids if there is a play area and non-owners using it because it is so close to the main roadway. Richard now suggests some trees and benches. No major construction. Al Olson said years ago people wanted a playground, but was not able to pull it off for the same reasons. Joe Keady feels like the scotchbroom needs to be the priority. He suggests turning the common areas in to a more natural habitat with native trees. Richard states the scotchbroom will always be a problem. Even if it is all killed in the association, neighboring lands have the plants and the wind blows the seeds. Joe K says the seeds are viable for 40 years. Scotchbroom does not like shade. If trees are planted that make the shade, that will help solve the problem. Joe B said he has pushed the committee to return the canyons to a natural habit, but he cannot find anybody to take on the project. Joe K says a major plan could be made and just do a little at a time. Joe B states it is expensive to hire a consultant. Joe K suggests hiring fire crews (when not in fire season) with chainsaws to clear the area. It isn't going to be cheap either way. These are just some suggestions. He thinks it would be nice to make it more natural allowing the critters to come back and make some walking trails.

A flyer was passed out to the board with the description and pricing for a bench. It is a steel slat bench that will cost \$374.02 including shipping.

VOTE Joe Beador made a motion to purchase two benches to be installed at the sign area, with the exact location to be determined later by Richard Jorge. Russ Mock

seconded the motion. A vote was taken. Motion was carried to approve the purchase of two benches to be installed at the sign area by unanimous vote.

Joe B started a discussion about adding vegetation along the sidewalk on Dovetail. Joe K, Russ, and Richard all contributed adding vegetation would require the building of a retaining wall and clearing a lot of blackberries. This discussion is tabled for now.

Joe K inquired about access to water at the sign area. Joe B updated him with the arrangement made with lot #1 that was reported in previous meetings.

B. Proposal for Irrigation of Scardi Blvd & Culver Loop Trees:

There are currently 13 trees on Culver Loop and 20 trees on Scardi Blvd. Joe B presented a map to the board showing the proposed drip irrigation system to water the trees. It maps out the drip lines along Culver Loop and Scardi Blvd, the pvc lines, and the irrigation boxes. The water will be provided by the association, with a meter and backflow system. Attached to the map is an estimate from Environmental Conversions for the labor and materials to install the irrigation system in the amount of \$7389.22.

Joe B reported the owner of lot # 104, Steve Westbrooks, has agreed to provide the power on his fence. The association will discount his dues by \$10.00 each to pay for the power. Also provided with the map is a cost analysis comparing pricing of installing power vs. using Steve Westbrooks power. The power application for the gazebo power pedestal was \$632.00. Central Electric's contract for the gazebo's power was \$780.00.

The cost to trench an additional 80 ft across lot # 104 is \$800.00. A total of \$2212.00. 1 year of paying Steve Westbrook for this power is \$120.00. It would take 18.4 years for that to equal \$2212.00. Joe K asked what will happen if lot #104 sells and the new owner doesn't agree with the arrangement. Both Joe B and Russ responded the association would be in the same situation it is in now and will pay to have the power installed. Joe K said he would like a more permanent solution, considering expansion in the future. Joe B explained he doesn't have anybody to make that master plan.

Summer is coming and he needs to do something now. Joe B did request a second bid but did not get one. It has been confirmed the funds are available in the budget.

Richard asked if there is a plan for more trees. Joe B said there is a plan. There is a 1" main with controllers there to tap in to.

VOTE Russ Mock made a motion to approve the installation of the irrigation system as presented, to accept Environmental Conversions estimate for materials and installation, and approve the arrangement with Steve Westbrooks on lot #104 to provide the power for the system in exchange for a \$10.00 credit per month for his dues. Al Olson seconded the motion. A vote was taken. Motion was carried to approve the installation of the irrigation system as presented, to accept Environmental Conversions estimate for materials and installation, and approve the arrangement with Steve Westbrooks on lot #104 to provide the power for the system in exchange for a \$10.00 credit per month for his dues by unanimous vote.

C. Proposal from EXP Realty for a 4'x8' sign on Divot Loop:

Joe B received a call from a sales agent at EXP Realty. That is the agent for the homes being built on Divot Loop. They would like to put a sign that maps out the homes for sales and provides information on who to contact for a sale. Joe B confirmed the CC&R's do not prohibit it. Russ stated he opposes using common areas for private sales. Joe B suggests using lot #104, which is private property, and it would only be temporary with a time window established. Al asks if the board should have to approve the sign. Joe states the sign does have to be in the same caliber as the Avery sign. Russ said he

does think the board should approve the sign. Discussion continued with the owners attending and the board until a conclusion was made.

VOTE Joe Beador made a motion to allow EXP Realty to install a sign on the owner's private property for a limited time of 12 months maximum after the board has approved the design of the sign. Russ Mock seconded the motion. A vote was taken. Motion was carried to allow EXP Realty to install a sign on the owner's private property for a limited time of 12 months maximum after the board has approved the design of the sign by unanimous vote.

Dian Cox asked for clarification that it is for one sign and what about the plan to build on Chi Chi. Joe B confirmed that it will be one sign and the sign map can include the build sites on Chi Chi.

7.)

Owner Comments:

- Joe K said previous board members would drive around in golf carts and spray Roundup on the weeds in the cracks of the road and along the roadside in phase 1. Individual homeowners are not taking care of it themselves. Can JD Lawncare do this as part of their monthly maintenance? Richard expressed concern the contractor would be cautious with the spray. Joe B asked Joe K how much he would charge to do it. Joe K said he would have to think about it. Joe B will visit with Joe K to evaluate and get specifics. Then Joe B will meet with JD.
- Joe K said an occupant in lot #10 is feeding a feral cat. She also walks her chihuahua without a leash. It has peed on his mailbox. He has also seen it on other lots digging and doing its business. Al said his wife has observed the same thing. And she is not picking up the feces. Joe B will discuss this with the owners of lot #10.
- Mary Nordeen inquired if Bill Kaegle will be taking care of the area behind lots 7,8,9, & 10. Joe B said he would be, he will get in touch with Bill.
- John Blakely inquired about a sign off Scardi indicating that is commercial property. Joe B explained there have been many plans for that property and there is no new information. It has been there years. Previous plans indicate when it is developed there will have to be a road made to Stearns Ln.
- John Blakely inquired as to putting owner names on the map of the association. Joe B showed John the spreadsheet of the owner listing that is held by the board. He explained it is not public information.

8.)

Meeting was adjourned at 7:17pm