

KNOLLS ESTATES MONTHLY BOARD MEETING
May 20, 2026
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, Dian Cox, Michael George, and Marisa Williams from Centerpointe Property Management.

Owners in attendance: Larry Cox @ 2066 Culver Loop; Paula & Bob Douglas @ 1667 Scardi Blvd; John Lahley @ 2070 Culver Loop; Peg Schaub @ 2074 Culver Loop; Diane Stimac @ 713 Sandpiper Ct; Jessie Larner @ 1793 Culver Loop; Roland Berry @ 1954 Culver Loop; Jim & Mary Dennis @ 1780 Scardi Blvd; Hall & Margaret Thomas @ 2076 Sawgrass Ct; Sharon Kelley & Steven Peery @ 1748 Scardi Blvd; Karen Schauer @ 1958 Culver Loop; Rick Edwards @ 725 Sandpiper Ct

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 March 18, 2026

The minutes of March 18, 2026 meeting were approved via email and posted to the website.

IV. 2026 Completed Projects

-- The board has decided to hold off on planned projects so updates to the roads can be done.

Greg added that homeowners need to update their email or phone numbers with Centerpointe and the board if it ever changes.

V. Design Committee:

-Between March 15, 2026 – May 15, 2026, there were a total of 0 modification requests approved- 0 new constructions, 0 fences, 0 sheds, no decks, 0 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.) 2025 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.

A. Tom Schaub

1. City of Sutherlin Planning Commission

The planning commission meeting was only 7 minutes long and nothing really was discussed.

2. North of Scardi Blvd Project Information

<https://share.google/dsvaNAGLhtqtSm1RG> Realtors website for property sales. Beginning the last week of April, the developer started working on infrastructure for phase 2. They are working on extending the road, and have installed a detention pond, however it was not installed where the original plans had it.

3. Treasurer's Report

	2026 YTD	2026 Budget
Total Operating Income	\$113,064.40	\$269,450.00
Total Net Income	\$76,582.22	\$28,420.00
Total Operating Expense	\$36,482.18	\$265,712.00
Total Reserve Expense	\$0.00	\$128,712.00
Total Maintenance & Projects	\$15,690.86	\$68,250.00
Total Utilities	\$9,430.26	\$36,100.00
Total Administrative	\$11,361.06	\$32,610.00
Total Assets	\$402,126.43	\$340,000.00

4. CD

New maturity date is 7-17-2026

5. 2025 Taxes

Taxes were completed by an accountant on March 18, 2026. The CD interest for 2025 was \$7,137. Due to the interest, the HOA had to pay \$1,225 in federal taxes, and \$279 in State taxes. Even with paying taxes on it, the CD still made money in 2025.

6. Backflow

The city said the backflow needed tested in April. The testing of the main valves was completed and passed.

B. Greg Gardner

1. Common Areas

They have been able to take care of almost all the common areas, except for Common 9, which is the biggest area with the steep banks. This area is still a bit wet in the bottom, so it's taking a bit to get to it. All other areas have been cut, some have even been cut multiple times.

Greg said he recently had a homeowner ask him why they are keeping the commons maintained. He responded that it's in the law that they must maintain the common areas in an HOA, due to fire hazards. Insurance companies would also not insure their HOA if they didn't maintain the common areas. Insurance companies will also give some homeowners lower insurance rates when they live next to common areas that are being maintained. He was also asked if they will be doing any burning this year, and he said there is no need to burn, as they can just maintain it by cutting the grass.

2. 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.

The grass at the empty lot has been cut, except for at lot #130, however the owner of that lot has been contacted about cutting it.

3. DW&S Homes

The HOA took care of the grass around 3 of the homes and DW&S reimbursed them. Austin said they are working on the homes and will be putting insulation and sheet rock in soon and then will paint. They have already painted one house on Divot. All the electrical has been wired in the homes.

4. Street Sweeper

The street sweeper will be done quarterly in 2026. No permanent parking on any of our streets and during street sweeper day. They are street sweeping along Dovetail and Scardi now.

C. Michael George

1. Updates on Road Maintenance

Seal coating is still too far out to schedule or say exactly what they will be working on. He talked to Knife River last week about the paving, and they are currently scheduling for the end of June. They are planning to pave a big portion of Eagle this year. Then they will possibly do some patching in 2027. Nothings set in stone, yet.

2. Disaster Preparedness

Month 4&5 April & May: Planning. April- Develop your communication plan. Choose your out of state contact and let them know your plan. Practice your communication plan with everyone involved by creating a mock event on a specific day and time. Everyone should text their information and have it relayed back to your group by your emergency contact. Evaluate what is missing in your plan. May: Decide how you will stay safe, warm, and fed if you are stuck at home without any services. How will you heat your home? How will you cook? What sorts of supplies do you need to be successful?

Tom also added that Peg said it is time to change the bug out bags from Winter to Summer. This means switching clothes in bags to summer clothes and putting in some fresh water. He also suggested having 7 days' worth of prescriptions packed.

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. Welcome Committee

No new homeowners from March 1, 2026-May 10, 2026. Multiple homes are for sell in our community, can find a link on 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 6th. Knolls Estates will be participating in a Community Garage sale June 5th, 6th, and 7th.

--Donuts in the park will start in June on the 24th between 9-10am. There will also be one on July 22nd and August 26th.

--Planning a golf cart parade for the 4th of July. Hoping to get more participation this year, as there was a lack of participation last year. They are considering including the Avery homes above to participate or conjoining with Fairway again. They are trying to schedule the time around other local events and are considering holding the parade on Friday evening. They will announce a time and day when that has been decided.

--Community BBQ will be September 13th from 11am to 2pm. They will have burgers, hot dogs, pasta salad, beans, and will have prizes to raffle off.

E. Centerpointe Property Management Report

1. The drive-through was performed on 5/18/2026. 10-yard concerns were reported to the Board. A lot of the concerns were weeds and curb appeal.

2. Delinquent Charges

YTD unpaid charges = \$46,411.35

DW&S LLC, 4 lots = \$45,971.91

4 Homeowners with past due accounts = \$439.44

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

--John Lahley @ 2070 Culver Loop said that the news letter that was sent out was great, but he suggested a change to one of the paragraphs. Since he is on the judicial committee, he looked into what curb appeal means. He said curb appeal is the appearance of how a home and yard when driving by. He suggested adding a statement about curb appeal to the next new letter. He did his own drive through to look at the curb appeal in the community. He took some photos to show some examples of what he saw, such as blackberry vines coming out of bushes, weeds growing over fences and in rocks. He reminded people that if they don't keep up with their yard, the board has the authority to pay someone to clean it up and charge the owner for it. Greg added that neighbors are arguing over landscape and yards and the HOA or board will not get in the middle of it. CPM can send a non-compliance and if they must send a second one, then fines will start. CPM will not

share who gets notices or fines. John then responded that he drove every street, and he doesn't always notice the things he saw because he doesn't drive by all the time. Greg then reminded everyone that homeowners are not the HOA police and it is not their job to do a drive through, the board doesn't even do that. Centerpointe is the only ones who do that.

-- Roland Berry @ 1954 Culver Loop said that he went up to the new development, and they are building a road; he wants to know what they're going to do when it rains, and all their mud runs down into Knolls? Greg responded and said that has already been an issue. The culverts on Cougar Canyon are a quarter way full of mud. He's tried to ask the planning commission about this, but they don't seem to care. They changed the plan with the road and won't give an answer as to why. He filed a grievance with the State of Oregon and then 7 days later they started working on the roads and put in a detention pond. John Lahley added that he contact DEQ and they're supposed to be looking into it. The planning commission is ignoring appeals and questions. Greg said that one homeowner had filed an appeal and it freaked out the head of the planning commission and they had asked him to withdraw it, so he requested some stipulations, which they granted 4 of.

-- Paula Douglas @ 1667 Scardi Blvd asked where the additional 184 acre parcel they are putting homes on is at? Greg responded that it is behind Slazanger, along the freeway and into the timber. It is the same builder that is building the other homes.

--Robert Douglas @ 1667 Scardi Blvd said he noticed there were some service trucks at the property between Sand Pebble and the yellow house on the right side and wanted to know if something was going on? Greg said he didn't know anything but thinks they could be looking for more infrastructure. Robert then asked if there was another road on the other side that they could connect to? Greg said they could connect to Sterns, but they would need to build a road.

-- Jessie Larner @ 1793 Culver Loop at the last meeting she had brought up a safety issue that she encountered. She had come across a car stopped with their blinkers going and they were trying to get her to stop. She did not stop and kept driving, so the car started following her while recording her and trying to make her crash. That had been over a month ago, then earlier today she received a knock on her front door from some people offering to put a new roof on the house. While the people were talking she noticed the car that had followed her and the people got into that car when they left. She reported this to Sutherlin PD and they are looking into it, but they told her this is a scam and that those people should have a permit to knock on people's doors.

--Sharon Kelley & Steven Peery @ 1748 Scardi Blvd asked if the builders of the homes across Scardi are supposed to keep the dirt roads watered while working on them? Greg said they are supposed to, but they don't.

Meeting adjourned at 7:25 PM