

KNOLLS ESTATES MONTHLY BOARD MEETING

September 16, 2026

Approved Minutes of Meeting

The meeting was called to order by Greg Gardner at 6:00pm

I. Roll Call

In attendance: Greg Gardner, Dian Cox, Terry Wells, Tom Schuab, Michael George, and Marisa Williams from Centerpointe Property Management.

Owners in attendance: Jim & Mary Dennis @ 1780 Scardi Blvd; Rick Edwards @ 725 Sandpiper Ct; Carole Wells @ 1827 Culver Loop; Alicia Hart @2234 Eagle Loop; Larry Cox @ 2066 Culver Loop; John Lahley @ 2070 Culver Loop; Lisa Strickland @ 536 St. Andrews Ct; Sharon Kelley & Steven Peery @ 1748 Scardi Blvd; Kathy Patterson @ 2037 Sawgrass Ct; Jessie Lerner @ 1793 Culver Loop

II. The Rules of Order

The Rules of Order were read by Tom Schuab.

Homeowner comments are allowed at the end of the agenda with a 3-minute time allowance.

III. Approval of Minutes from July 15, 2026

The minutes of July 15, 2026 meeting were approved via email and posted to the website.

IV. Projects

-- 3 additional speed bumps were put into place after the road maintenance was completed.

V. Design Committee:

-Between June 15, 2026 – September 15, 2026, there were no modification requests approved. One request was submitted to install an 8-foot fence instead of a 6-foot fence behind the new house on ChiChi. The fence won't affect any of the neighbors and will border a rock wall. Terry Wells made a motion to approve the request for an 8-foot fence. Dian Cox seconded the motion. A vote was taken. Motion to approve request for 8-foot fence was approved with a unanimous vote.

-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 next board meeting is on November 18, 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. Secretary/Treasurer- Tom Schuab

1. City of Sutherlin Planning Commission

At the most recent planning commission meeting, they discussed Crestview Rd., which has never been used or paved. The owner of it would like to abandon it and would like a smaller parcel. The smaller parcel will still be named Crestview Rd. With this permit, that was approved, he would like the ability to extend Dakota St. across

138 to the vacant property on the southside of 138. Once that has been done, they will only allow a right turn on to 138 when leaving the Southside of Dakota St. At the planning commission meeting Tom asked for an update on the Dakota St. light. They said that they are still waiting for it to be approved and it is a work in progress. Tom then brought up an incident where he turned off of Dovetail onto 138 towards town, and he was turning off 138 to go to the golf course and as he was waiting to turn, he was nearly rear ended. He asked what the plan is with the road from the I5 off ramp to Stearns Rd. They responded that they would like to add a center lane, but it needs to be approved by ODOT. He and John Lahley both suggested a 40-mph speed limit there to at least slow people down. There is too much ingress and egress along that section of road. Tom then asked about the grant that they are working on for a boat ramp at Fords Pond. They responded that will be happening, and Tom asked if they will be adding a turn lane for the truck's and boat's turning in there and they responded that there will not be. John Lahley added that Commissioner Rozalyn Mock asked what the safety plan is, to which they could not give a clear answer and just said that they have one. Terry Brock asked them what the traffic plan is for Sutherlin, and they responded that they have one that includes taking Dakota St. across Hwy 138 and tying it into Parkhill Ln.

There is a town council meeting and work shop on October 12th, 2026.

2. Water Bill

The City put in a new water meter on the main line and just now sent out a bill for May, June, July, and August water usage. The bill was about \$14,000. This line was not metered before. Dian clarified if the \$14,000 bill included the cost of the meter or just water. Greg and Tom both responded that it is just the cost of water, the HOA does not incur the cost of the meter.

3. Treasurer's Report

	2026 YTD	2026 Budget
Total Operating Income	\$188,625.40	\$269,450.00
Total Net Income	\$40,551.52	\$3,738.00
Total Operating Expense	\$229,176.92	\$265,712.00
Total Reserve Expense	\$134,306.00	\$128,712.00
Total Maintenance & Projects	\$42,833.19	\$68,250.00
Total Utilities	\$33,111.54	\$36,100.00
Total Administrative	\$18,925.39	\$32,610.00
Total Assets	\$350,679.53	\$340,000.00

4. CD

New maturity date is 1-17-2027. The YTD interest is \$2,755.20.

5. Private Fire Hydrant Exercising, Testing & Maintenance

The City is now requiring yearly testing of the fire hydrants. All hydrants in phase 2 & 3 were tested. The Fire department loaned the equipment to Chuck to complete the testing.

B. Terry Wells

1. Updates & Comments

Terry thanked everyone who came BBQ and to those who helped set up and clean up. Greg added that many homeowners have mentioned that they had a great time at the BBQ and appreciate the social committee,

2. Common Areas

- Quinton has completed the fire barrier around the commons. He is still working on the last area behind Divot and maintenance.
- There are no plans to burn in 2026. The board is not expecting to have to burn anymore by keeping up with maintenance.
- Homeowners that are bordering common areas have been requesting to plant trees to help shade homes or create barriers. The board has approved several homeowners to do this. Other homeowners that would like to just need to ask for approval.

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. For Sale.
4. Lot #174, DW&S,LLC, 1716 Scardi, Empty Lot. For Sale
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

All homes are being worked on. They have all been painted, but still have a lot of work left before they are complete.

5. Street Sweeper

The street sweeping will be coming sometime in October. Residents will be notified when that is scheduled.

C. Michael George

1. Updates on Road Maintenance

The large section of Eagle Loop was redone. Seal coating and crack sealing of phase 2 and 3 is complete. The garbage truck messed up some of the crack sealing, but they went back and touched it up as best they could. The garbage truck is destroying the Cul-d-sac because it is too big to turn around. Michael has asked Sutherlin Sanitary to come earlier in the day, to help protect the crack sealing, to which they have accommodated. He also asked if they could send a smaller garbage truck, but they responded that they could not, they need the bigger for this area.

Next year they are planning to seal Eagle Loop, Chi Chi, and Sandpiper. The board will have to go over the budget and decide how much patching can be done.

2. Disaster Preparedness

Month 8&9 August & September: Planning. August- Staying healthy and clean will not happen by accident! How much additional water do you need for cleaning? What other cleaning supplies need to be purchased? What types of sanitation and hygiene practices will you want during an emergency? If water is scarce, sanitizing wipes are a good option. Build and use a two-bucket toilet system and make a list of items you want to add to your supplies. September- Make sure everyone in your plan knows the steps to take to make it successful, even if they are the only ones able to carry it

out. Does everyone know where to go, who to call, where supplies are, etc.? Talk with your group about each event and what the plan of action is.

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

Michael & Erica Chiado, new homeowners for lot 106, received their welcome basket. Dian thanked Candy for baking all the goodies for the basket.

Multiple homes are for sale 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.

--Coffee & Donuts in the park is done for the year.

--Dian thanked Terry and Carole for organizing the community BBQ. She also thanked everyone who helped set up and clean up.

--5 winners from the Raffle at the community BBQ. Carolyn Nielson won a \$25 gift card to Backside Brewery. Sheri Mooney won a \$25 gift card to Bi-Mart. Jim Dennis won a \$25 gift card to Can-Cun Restaurant. Robert & Rachel Petchell won a \$25 gift card to Center Market. Scott & Brooke Campbell won a \$25 gift card to Creekside restaurant. There were around 50 people who showed up to the BBQ.

E. Centerpointe Property Management Report

1. The drive-through was performed on 9/15/2026. 11-yard concerns were reported to the Board. A lot of the concerns were weeds, grass needing mowed, or curb appeal.

2. Delinquent Charges

YTD unpaid charges = \$49,650.35

DW&S LLC, 5 lots = \$48,766.91

5 Homeowners with past due accounts = \$883.44

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 asked for a definition of permanent parking. Tom answered that permanent parking would mean parking there every day. John also brought up some concerns about speeding and safety on Hwy 138. He said the city can try to fix this problem, even if they say they can't. He would like the

board to know that he would like to generate more people who are concerned about the safety on Hwy 138. He would like to go house to house to see if they are willing to sign a petition and present it on the record at the commissioner's meeting. He would like to see double lines painted, as no passing should be allowed. Alicia Hart @ 2234 Eagle Loop suggested John post this on the Nextdoor app. She also said that she thinks yellow flashing lights may help. Greg said those have been suggested but were turned down. Tom added that the City Manager voiced there should be no speed limits over 40 mph. He said there has been a lot of development in the area and plans for development to continue, so they need to address the traffic concerns.

--Another resident asked if anyone knows how many of the new apartments off of Dakota Street have been rented. Tom responded that they think around 10 of the 178 apartments are rented.

--Tom updated that there has been no progress on the Community Housing project on Oak Street. They are waiting for DEQ to approve the detention pond.

--Alicia Hart @ 2234 Eagle Loop reminded everyone to be careful and lock their doors. Last year she was taking her dog outside in the front yard, and while she was doing that someone snuck into her house. Now she always locks her doors when she takes her dogs out.

Meeting adjourned at 7:07 PM