

**Knolls Estates Monthly Board Meeting**  
**September 21<sup>st</sup>, 2022**  
**Approved Minutes of Meeting**

The meeting was called to order by Greg Gardner @ 6:03pm.

**1.) Roll Call**

In attendance: Greg Gardner, Michael George, Tom Schaub, Terry Wells, Kathy Larecy from Centerpointe Property Management.

Owners in attendance: Gary & Lorrie Lee @1829 Culver Lp., Dian & Larry Cox @2066 Culver Lp., Peggy Schaub @ 2074 Culver Lp., Diane Stimac @713 Sandpiper Ct., Chuck Caylor @2092 Culver Lp., Chuck & Peggy Brummel @457 St. Andrews Ct., Jim & Mary Dennis @1780 Scardi Blvd., Mary Wallace @716 Sandpiper Ct., Sandy Riley @719 Slazenger Ct., Mike & Kathy Parker @2293 Eagle Lp., Peggy Drake @726 Slazenger.

**2.) Rules of Order**

The Rules of Order were read by Tom Schaub.

**3.) Approval of Minutes from August 17 2022 Meeting:**

Terry Wells made a motion to approve the August 17<sup>th</sup> board meeting minutes with an amendment that the wording of the Complaints and concerns in C. IV.3 ultimately be included in the revision of the CC&Rs/Bylaws. Tom Schaub seconded the motion. A vote was taken. Motion was carried to approve the August 17, 2022 board meeting minutes with the amendment stated here.

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

**A.) President – Greg Gardner**

- I.) Greg Gardner opened by drawing the attendees attention to the colored map on the agenda. The City of Sutherlin has listed this property the water tank is located on. 144.6 acres for \$3,750,000. Listed by Keller Williams. It is behind Alaska Sutherlin Knolls property along Scardi Blvd.
- II.) Curb Appeal: Homeowners need to do the best they can in maintaining lawns. Flower beds, weeds, etc. are an ongoing challenge, most homeowners doing a great job. There are a few that need more attention.
- III.) The radar speed sign that was on Dovetail records speeds of drivers over 35MPH. The chief of police has informed us the high speed was 104MPH, multiple 50-75MPH and the majority were 35-45MPH. There are several options they are looking into: a permanent sign, patrolling the road more or taking pictures of license plates.
- IV.) MOB/Oregon JV, LLC lots are scheduled to be auctioned of Sept. 23 at the Douglas County Courthouse. Greg said that he had calls out to confirm how they were going to auction the lots. Tom Schaub asked about the time. 10am.
- V.) Greg said he is in negotiations with the City. They say they are not responsible for Dovetail & Scardi, so Greg is asking Who Is? Greg explained that the Knolls homeowners were not responsible for these roads. There has been confusion for some time on whether the City or the County owns the properties. Greg told them that if Knolls Estates owned these roads, we could put a gate on the road. They didn't like that. Tom says they are trying to decide who owns Scardi. It's part of the permit process for the Avery homes subdivision they are putting in.

## **B) Treasurer's Report – Tom Schaub**

I.) Financial Reports	YTD	BUDGET
Total Operating Expense	\$78,505.75	\$102,655.50
Total Expenses	\$76,712.35	\$102,665.50
Total Operating Income	\$76,540.75	\$136,260.00
Total Net Income	\$-14,048.70	\$33,604.50
Total NOI-Net Operating Income	\$4,754.01	
Total Assets	\$349,002.69	

II.) Tom states that if we keep on track, we'll be under budget for the year.

III.) Greg Gardner shared that one homeowner accused the board of not being transparent with the financials. Greg sent an email to Kathy who forwarded to the concerned homeowner a copy of the law as it pertains to HOA's and financial transparency. The Knolls Estates Board were not only meeting those standards but exceeding them. Any homeowner can review the financials in the monthly meetings posted on the website. Additionally, budget information is available on the website as well. Homeowners can also attend monthly board meetings to be further informed.

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

I.) Tom Schaub:

1. Tom Schaub says the speed is rotating and he is hoping to have it back soon. He likes to put it at Dovetail & Scardi. They have had two fatal accidents near Church Road in recent months so they may be more responsive to action.
2. Greg Gardner said he has seen police stop truckers along the highway and give tickets for failure to observe the jake brake sign. It's mostly log and local truckers. It may take awhile to get used to the change.
3. Tom read the 2017 Rules & Regulations where it referenced the rules about RV's, pg 2 (7). *Recreational vehicle(s), and other camping equipment belonging to residents must be kept in a garage structure attached to the home and cannot be parked or stored on the exterior portions of the property for a period exceeding 48 hours.* Tom referred to item #5 that construction vehicles are exempt from the 48 hour rule but must have traffic cones in place.
4. Tom also reference the Association's Rules and Regulations pg. 3 (10): *No feeding or otherwise enticing wild animals (including turkeys) on private properties or within the KEOA common areas – bird feeders are acceptable...* A homeowner asked what was the consequence of breaking those rules. Tom said that they can be fined according to the Knolls Schedule of Fines and Late Fees. It starts with a \$25 monthly fine and goes up from there. Mary Wallace asked if watering the turkeys was ok, yes.

II.) Michael George:

1. Michael says that the sealing jobs for this year are done and everything looks good. Overall response by homeowners has been positive.
2. Michael says we need to discuss whether or not to do striping. He asked who did the last striping in the HOA? We didn't do it. Michael said the last people to stripe did a poor job and anything he did on top of that would just wear off. It is better to do reflectors. There was only striping down Scardi near Slazenger. Are we putting everything back? Greg said they hadn't discussed

it, but definitely want to put the 15MPH back on the streets. Greg says the reflectors are a good idea. Where do we want to put them? Michael will need to know.

3. Michael is still planning to do Eagle Loop next year. Greg said it would be done in sections for parking concerns.

III.) Mary Nordeen:

1. Common are 1- blackberries have been sprayed.

IV.) Terry Wells:

1. Complains and concerns: 1<sup>st</sup> option is to come to a monthly board meeting and address the board & homeowners attending in a respectful manner. 2<sup>nd</sup> option is to send an email to either the board directly: [ske97479@gmail.com](mailto:ske97479@gmail.com), or to Kathy @ Centerpointe Property management: [kathy@cpm4rent.com](mailto:kathy@cpm4rent.com) or by mail to Centerpointe's office: 508 W Agee St., Roseburg OR 97471. Compliments are welcome in any form. Homeowners are asked to never approach board members at their homes. The board reviews all complaints. Terry would like a version of this on the website. Greg has been working on updating the CC&R's/bylaws.

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

- I.) 12 noticeable drive through issues. Mostly curb appeal issues. 4 RV issues, 3 approved for additional time. A reminder to store any garbage or recycling cans on the side of the home/garage or inside. Not to be left in front where visible from the road.
- II.) 0 water shut offs notice sent
- III.) KE unpaid charges total: \$35,311.52
- IV.) Oregon JV LLC all lots delinquent \$31,493.00
- V.) 5 homeowner late fees, dues, non-compliance \$3,818.52, \$3,435.00 is from one homeowner.
- VI.) Water rates for the City of Sutherlin have gone up 4.4% in August
- VII.) Garbage & recycle cans must be stored on side of home or in garage, not in front.

**E.) Safety Committee: Peggy Schaub, ready by Tom Schaub**

- I.) Peggy reminds everyone to make sure they have a survival pack when traveling. Include water, blankets, snacks, etc. Most importantly, get to know your neighbor. The weather is still hot and Peggy reminds everyone to be prepared for heat exhaustion:
  1. Drink plenty of water and watch for heat related illness. Stay inside when possible, use air conditioning.
  2. Peggy likes the evacuation levels and encourages everyone to be prepared with a go bag:
    - Level 1, Be Ready, prepare to evacuate
    - Level 2, Be Set, be set to evacuate at a moment's notice
    - Level 3, Go Now, leave immediately extreme danger in the area
- II.) Peggy and Tom lost everything in the Paradise fire. What they learned was that most things are replaceable. Be prepared for what you might need to grab at the last minute if a disaster happens.

**F.) Welcome Committee – Tom Schaub & Mary Nordeen**

- I.) Due to health concerns, Tom & Mary will be visiting the newest homeowners soon. Whenever they go to new homeowners, they always remind them of the rules and regulations on the website. All sorts of information on there for new homeowners to become knowledgeable about the Association.
  - 1. Lot #146 Zach Amavisca & Tasia Hyatt: 720 Slazenger Ct
  - 2. Lot #136 David & Jacqueline Potestio: 1830 Cuvler Lp

**G.) Design Committee – Chuck Caylor & Greg Good**

- I.) Projects submitted for approval: 2 Homes, 1 fence, 1 shed. Projects approved: 4
- II.) 2 homes currently being built/completed in phase 3, 2 in phase 2. Artisan Homes will be building another home next to the one they are currently building on Arnie Ct, next to Pat.

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

- I.) Greg reported deer have been rubbing the bark off the new trees on Scardi Blvd, which will cause the trees to die. The trees were sprayed. Chuck & Nick came up with a solution to protect these expensive trees with corrugated plastic pipe, which will allow the trees to grow and be protected.
- II.) Forest Stone has been maintaining part of the Association's property up Dovetail. Knolls Estates will continue to help maintain the area also.
- III.) No burning allowed yet in the Common Areas of the Association. Common Areas 3,4,5,6,7,8,9,12 have no burn piles. Only mowing and weed eating currently. Common Area #10, there is 1 burn pile and Commons #1 & #2 have a few burn piles which will be addressed in the fall as weather permits.

**I.) Owner comments:**

- 1. Tom Schaub wanted to address the brightly colored fresh paint job on Culver Lp. The CC&R's don't specify or state anything particularly regarding color. The goal is to preserve the aesthetic value of the neighborhood which increases everyone's home value. We need to write-in the bylaws there needs to be approval of color by the Board. One of the homeowners went outside of their boundaries and approved the color. Everyone has different tastes, but unpleasant colors effect the value of the whole neighborhood and he finds the current color unpleasant.
- 2. Chuck Caylor said in response to the Common Areas that they have removed so much brush that provides fuel in a fire. Greg also mentioned that he had been concerned about all the Scotts broom and Hawthorne plants that were there previously. Chuck says that there is now also a big fire brake behind Mary & Michael's homes. That area has been cleaned out as well. Greg mentioned again the rat problem that was there previously.
- 3. Chuck wanted to give kudos to Nick & Hunter. They are the young men putting in so much work this summer. He said anyone would be hard pressed to find anyone else to do all that hard work in the common areas. Mary Nordeen said they did a great job. Others agreed. Chuck encouraged the group in attendance to give them Kudos if they see them out working.
- 4. Greg said the projects in the common areas are getting smaller but harder. Next year they will be sprucing up the sign area. Sandy Riley asked if we could get electricity to that area. Greg said it was looked into before and would be hard to do. The last bid was \$30K approx. The board may continue to look into it; there may be other ways. Sandy said that

would really spruce up the area to have lights. Greg agreed, said he had looked into ponds/fountains but the upkeep was time consuming and expensive. He wants the area to be more inviting.

5. Mary Wallace said she planted a bunch of plants that needed to be cut back this year but that did not happen. She is willing to consult about their care. Greg said they had to take out 4 perennials blocking the sign. Mary mentioned there are still plants to trim. Chuck said they are going to replace mulch in that area with river rock. The turkeys mess up the mulch and it doesn't stay looking nice long.

- 5.) Meeting was adjourned at 7:04pm