

Knolls Estates Monthly Board Meeting October 18, 2023 Approved Minutes of Meeting

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

1. Roll Call

In attendance: Greg Gardner, Mary Nordeen, Terry Wells, Michael George and Jennifer Young from Centerpointe Property Management.

Owners in attendance: Larry & Dian Cox @ 2066 Culver Loop, Gary & Lorrie Lee @ 1829 Culver Loop, Jim & Mary Dennis @ 1780 Scardi Blvd, Carole Wells @ 1827 Culver Loop, Candy Taylor @2077 Culver Loop, Bruce & Lonnee Harris @ 2080 Culver Loop, Jessie Larner @ 1793 Culver Loop, Chuck & Peggy Brummel @ 547 St. Andrews, John Lahley @ 2070 Culver Loop, Diane Stimac @ 713 Sandpiper Ct., Alicia Hart @ 2234 Eagle Loop, Roy & Tammy Axton @ 2266 Eagle Loop, Roland Berry @ 1954 Culver Loop, Richard Jorge @ 2226 Eagle Loop, Marcie Tilley @ 1724 Scardi Blvd.

2. The Rules of Order

The Rules of Order were read by Greg Gardner.

3. Approval of Minutes from September 20, 2023 Meeting:

The meeting minutes from September 20th were approved via email by Board members in September and posted on the website.

4. Reports from Officers and Committee Chairs:

A.) Terry Wells – Update on Formal Complaints

- I.) The Fair Housing complaint (HUD) from the owner(s) of 714 Slazenger Ct., Lot# 147: The HOA's Farmers Insurance and their attorneys are involved. HUD representatives and attorneys have started their investigation. No resolution yet.
- II.) The Fair Housing complaint (HUD) of owner(s) of 713 Slazenger Ct., Lot #142: The HOA's Farmers Insurance their attorneys are involved. This complaint is worded exactly like the 714 Slazenger Ct., Lot# 147 HUD complaint. HUD representatives and attorneys have started their investigation as of October 3, 2023.
- III.) The DEQ, Department of Environmental Quality, complaint was filed August 18, 2023 by owner(s) of 714 Slazenger Ct., Lot # 147. Knolls Estates HOA received the complaint on September 1, 2023. Responses to DEQ have been made by Knolls Estates insurance company.

B.) Terry Wells – Planning Commission

- I.) Terry attended the City of Sutherlin Planning Commission meeting. He described the meeting as spirited. He spoke on behalf of the Knolls HOA. He explained Knolls is not opposed to the building in the new development, but asserted an additional road is needed for egress. He feels like the commission understands the community's concerns, but there is still no plan for the road. He also discussed the traffic signal on Dovetail, but there still is not enough homes to validate installing one.

C.) Michael George – Reflectors

- I.) Reflectors have been completed on Eagle Loop and Chi Chi to help with safety.
- II.) Crack sealing on all roads except Culver Loop are done. Culver has massive amounts of cracks. It was paved in 2003 and sealed 2 years ago. Sealing is meant to keep water from going under the road. Even with this prevention method, it will still happen. In his professional opinion, the HOA has lengthened the timespan of the roads from the preventative measures that have been

taken. If not repaved it will need patched. Repaving could cost \$350,000 - \$400,000 for one road. And that doesn't include some unforeseen problems that could increase the cost by \$150,000. This is something the community needs to think about when considering raising dues. The road repair on Sawgrass has not been done yet but is scheduled for this week with Stratton. Greg said in the last 4 years the Board has worked hard to maintain the roads. Terry added, the cracks on Scardi are terrible and the City is not maintaining it. That is currently the only serviceable road. Dian Cox reported the bumpers had a strip that folded over and the next day it was laid back down. Michael said that glue was supposed to last 15 years.

D.) Treasurer's Report – Greg Gardner

I.)	Financial Report	2023 YTD	2023 Budget
	Total Income	\$104,793.45	\$133,815.00
	Total Net Income	\$3,838.24	\$12,119.50
	Total Expense	\$100,925.21	\$121,695.50
	Total Reserve Expense	\$28,435.00	\$28,560.00
	Total Assets	\$339,821.31	

NOTE: There is an approximate amount of \$10,000 income anticipated from the sale of two of the MOB houses. There are still approximately \$20,000 expenses from bills still coming in for the maintenance of the roads.

Chuck Brummel asked if there is an asset budget. Greg responded, no. Total assets have dropped because income isn't what it could be with the dues only \$35 per month.

E.) Greg Gardner – Report from the President

- I.) Updated CC&R's & Bylaws:
The updated CC&R's and Bylaws did not pass the vote. Ballot results: 74 Yes, 53 No, 33 Abstained. The results were validated by Centerpointe Property Management. During this process, the Board was accused of having a lack of integrity. The bylaws were virtually the same. Most of the changes were on pages 21 to 32. The Board suggests all homeowners read the 1994 documents. They can be found on knollsestates.com. Everybody's voices have been heard. Greg has taken note of all of the concerns. Using these notes the rewrite of the CC&R's and Bylaws can be fine-tuned. There will be a new vote in 2024. Tammy Axton suggests it would be good for the members to have a written draft for the community to review so it is not such a shock when the final draft is presented for the vote. Terry Wells also suggested having special meetings to exclusively discuss the concerns. It was also suggested in the draft rewrite the changes that are made are in a different font or typeset.
- II.) New Board nomination and election is upcoming for terms for 2024-2025. The current Board is in place until January. At the Dec meeting the new Board will be announced. An email will be sent to all homeowners for the nomination process. Nominations for the Board will be taken via email to kathy@cpm4rent.com or ske97479@gmail.com until October 31. Voting will be in November. CPM will send out instructions on voting.

F.) Centerpointe Property Management – Jennifer Young

- I.) Drive through issues:
Drive through performed today. Noted 13 curb appeal concerns, 1 camping trailer, and 1 garbage can. The itemized list was emailed to the Board.
- II.) YTD KE Unpaid charges total: \$45,065.18.
- III.) DW&S LLC delinquent lots total: \$44,682.14
- IV.) There was 1 water shut off notice sent.
- V.) Homeowner late fees, HOA dues, and non-compliance charges total \$383.04. Homeowners are reminded to pay their dues on time.

G.) Safety Committee: Disaster Preparedness – Tom Schaub for Peggy Schaub

- I.) The 2023 focus has been on the theme “A LASTING LEGACY” with the following tag line; “The life you’ve built is worth protecting. Prepare for disasters to create a lasting legacy for you and your family.” Monthly focuses were given every month and are listed on the minutes on the website.
- II.) October 2023 Maintenance Tips: 1. Tidy up under the sinks in your home. 2. Inspect your roof & gutters for damage. 3. Inspect windows & re-caulk where needed. 4. Change your air filter. 5. Replace weather stripping as needed. 6. Touch up paint around your home. 7. Repair walkways.

H.) Welcome Committee – Tom Schaub

- I.) 2023 New Homeowners, September 10th to October 10th:
 - 1. Lot #2, 620 Dovetail; James Leiva
 - 2. Lot #117, 1799 Culver Loop; Janet Chapp
- II.) 2022 Empty Lots and Construction:
 - 1. Lot #21, 2210 Eagle Loop, Joann Sandstede; Empty Lot
 - 2. Lot #85, 1957 Kapela Ct., John & Suzzane Heselius; Empty Lot
 - 3. Lot #90, 1955 Kaoela Ct.; Stan Smith; Empty Lot
 - 4. Lot #151, 1660 Scardi Blvd, Tom & Susan Lebengood; New Construction
 - 5. Lot #167, 1772 Scardi Blvd, Joshua & Heather Waechter; Empty Lot
 - 6. Lot #130, 615 Arnie Ct., Rick Griffith; Empty Lot for sale
 - 7. Lot #132, 602 Arnie Ct., Jeffrey & Sharon Johnson; Empty Lot New Construction
 - 8. Lot #149, 1667 Scardi Blvd, Tina Jefferson; Empty Lot New Construction
 - 9. Lot #174, 1716 Scardi Blvd, DW&S, LLC; Empty Lot for sale
 - 10. Lot #175, 1708 Scardi Blvd, Susan Wyhoon; Empty Lot

I.) Design Committee -- Chuck Caylor & Greg Good

September 10th to October 10th there was 1 project submitted and approved and has been built. It was for a deck on Divot.

J.) Common Area's – Greg Gardner

- I.) Will continue to address the common areas as needed. More brush removal of some common areas will be needed to mitigate fire danger. Some additional burn piles in the commons will be needed, but not as many as in years past. Most burn piles have been addressed and mentioned in previous board meetings and all locations approved by the Sutherlin Fire Department. The Board has never said at any time no more burning in any commons. The Board has a fiduciary responsibility to maintain the common areas. Homeowners, prior to buying in the HOA, knew there were rules and regulations. No burning in the fall as weather permits. On social media, the Board has been accused of burning poison oak. Poison oak never goes in a burn pile. Other owners have also been accused of clearing their areas and putting poison oak in the burn pile. Once again, there has never been and never will be poison oak burned. Burn piles in phase 3 will be burned next week weather permitting. An email will go out tonight with the schedule. All precautions will be used such as having fire extinguishers and water hoses. The fire department has given permission for the burning. Additionally, Greg has received an email from both HUD and the insurance company putting no restrictions on the planned burning. Peggy Brummel asked what the DEQ complaint is. Greg explained it is essentially regarding burning poison oak. He further explained on 10/20/2022 an agreement was made to no longer burn other property owners yard debris. Nothing has been burnt in common #10 since.

K.) Social Committee

I. The next social event will be the 2023 all community Christmas decoration contest in December.

5.) Owner Comments

A.) John Lahley attended the City of Sutherlin's planning meeting. He also expressed to the counsel the problem isn't the building of the homes. The problem is there is one road for all of these homes. Additionally, with the speeding on the 138. He and others will be visiting with the City to express the concerns of safety at the single entrance to a dead end road. He suggests if someone knows someone who is a City Counselor, to discuss it with them. He recently learned there are two council members that were not even aware of the concerns. The area doesn't meet the threshold to put a signal at Dovetail, but they can work on lowering the speed limit. A reasonable explanation has to be put together. He is hoping to meet with a representative on how to navigate this process with ODOT. The 138 is the only road in City limits that is 55 mph. Jesse Larner feels the community didn't have the opportunity to express these concerns before these plans were approved. Greg said the developer has filed a conflict of interest because of Tom Schuab's statements that were in the meeting minutes. There needs to be restrictions on approving additional subdivisions without an additional road. The road to Stearns was approved in the past, trying to get that reinstated. Candy added, the road to Stearns didn't get approved because it lands in Oakland.

6.) Meeting was adjourned at 7:10pm