

Knolls Estates HOA 2022, 2021 & 2020 Annual Report

2022 started off with a challenge due to the very wet spring, which caused the maintenance of the commons to be pushed into the later spring. This also caused additional and multiple mowings throughout the spring and summer. More brush removal of commons was done on all common areas, which was on our 4-year plan. Most burn piles in all the commons were addressed.

Some 2022 items we addressed to improve our HOA as follows; Repaired & replaced as needed sprinkler heads at community park and on all the Maple Trees. Added a water line and faucet to park/gazebo. Removed and replaced some bark at park/gazebo with river rock to help with the turkey issue. Removed all the distressed plants at the Knolls Estates sign area, replacing in 2023 with new plants. Corrugated pipe on all the Maple trees to protect from deer rubbing off bark. Repaired flag pole and replaced flag. Street sealing on Chi Chi, Slazenger, end of Scardi and cul-de-sac was completed. 15mph and stop sign areas on these streets added. Reflectors added to middle of Scardi from culver to end of Scardi for better safety. Chevron signs on dovetail curve. Jake brake sign on I-5. Remade community event signs. All city garage sale, July 4th golf cart parade, August all community BBQ at park/gazebo and Christmas decorating contest all a great success. Community bulletin board updated.

Knolls Estates website completely redone and more professional, with added areas and information.

a. Secretary/Treasurer's Report. Financial Reports Year 2022 YTD 2022 Budget

1. Total Operating Expense 98,934.78 102,655.50
2. Total Reserve Expenses 30,152.57 30,152.57
3. Total Expenses 129,087.35 129,663.07
4. Total Operating Income 129,999.81 136,260.00
5. Total Net Income 926.59
6. Total NOI-Net Operating Income 31,065.03
7. Total Assets 363,806.55

Centerpointe Management: 2022 most noticeable drive through issues were curb appeal issues such as weeds, lawns not mowed, etc. Some homes repeat offenders. RV issues past 2 days was a challenge for some homeowners, once again if needing additional time, give reason via board email or centerpointe email and most likely will be approved. Garbage & Recycle cans must be stored on side of home not in front, some homeowners have hard time doing this and 2023 will be receiving compliance forms. 2022 KE Unpaid Charges Total: \$39,965.17, 2022 Oregon JV LLC (MOB) all Lots delinquent in fees! \$35,693.00, 8 water shut off sent to homeowners in 2022, none were shut off. 2022 Homeowner late fees, HOA dues, non-compliance. \$4,272.17 Total. Homeowners need to be current on payments. \$4,000.81 is from one homeowner. 2023 Centerpointe management fee increases to \$1700 monthly. 2022 Projects submitted for approval: 4 Homes, 5 fence, 5 sheds. Projects Approved 14. 1 home currently being built/completed: 1 home in phase 2.

2021

Year 2021 was a challenge. with Covid-19, water restrictions, more fires in Oregon areas, and smoke issues. We continue to improve our Knolls Estates with the help of all

our homeowners. Property values continue to increase and more building is occurring. We continue to work with the city of Sutherlin to try and reduce the speeds on Dovetail and Scardi Blvd. 98% of all homeowners take pride in the curb appeal of there properties which increases home value.

Year 2021 Knolls Estates Accomplishments: Crack sealing of all Knolls Estates Streets. Complete Sealing of Culver Loop, Divot Loop, St Andrews, Sawgrass, Arnie, Kapela, and Innsbrook. Rumble Strips on Culver and Divot Loop to help reduce Speed. Added additional 15MPH striping on all Knolls Estates Street. HOA Park/Gazebo; added outdoor furniture, umbrellas and bbq grill. HOA Storage Shed with concrete pad for HOA property. Added 100' French drain system at the HOA park to address water issue. Moved 2 trees from culver loop that Douglas Co electrical wanted to remove or cut down. Moved to the HOA park. Fire Hydrants painted colors per fire department. Added additional power equipment to maintain common areas. Added a Homeowners burn pile location for brush, limbs, tree trimmings etc. Behind the storage shed in common area #10. No grass, dirt or trash etc. for homeowner's properties allowed. Added culvert in ditch and gravel for easy access to the burn area and to the storage shed. HOA email is working to get out information to the homeowners. SKE97479@gmail.com to keep HOA business separated from personal emails of board members. Common areas continue to improve monthly, still more to accomplish. The common areas is on a 4 year plan, in cleaning and reducing fire possibilities. Allowed Homeowners additional time when board is notified in advance: Trailers, Boats, Utility & Cargo Trailers etc. If homeowners need extra time than the 48 hours (2 days). Just send an email to SKE97479@gmail.com requesting additional time and the reason, the board will respond. For the most part we will ok additional time knowing prior. Board of Directors: Only one volunteer out of 177 lots, 4 current board members added to ballot prior to deadline, to keep the knolls estates from being dissolved and turned over to the city. Without homeowners wanting to get involved the HOA will be dissolved, all funds in accounts turned over to the city. We then have zero control over anything. 2022 Elected Board of Directors: Greg Gardner, Tom Schuab, Michael George, Mary Nordeen and Terry Wells.

Current Year End Financial Numbers 2021.

Total Operating Expense. YTD 96,115.12 Budget YTD 97,419.00

Total Reserve Expenses YTD 56,537.84 Budget YTD 45,500.00

Total Expenses YTD 154,307.96 Budget YTD 142,919.00

Total Operating Income YTD 128,205.72

Total Net Income YTD (26,102.24) Budget YTD (6,715.00)

Total Expense YTD 154,307.96 Budget YTD 142,919.00

Total NOI-Net Operating Income YTD 32,090.60

Total Assets 2021 YTD 359,799.37

Centerpointe Property Management – Kathy Larcey & Jennifer Young. KE Unpaid Charges Total YTD

\$23,016.28. Oregon JV LLC (MOB) all Lots delinquent in fees! YTD \$20,745.00.

Homeowner late fees, HOA dues, noncompliance. YTD \$2,271.28 Total. \$2,152.28 is from one homeowner.

Welcome Committee – Tom Schuab and Mary Nordeen. 2021 New Homeowners: 10.

Design Committee: NEW HOMES BUILT & Under Construction 2021: 7. NEW FENCES

BUILT 2021: 14. NEW STORAGE SHEDS 2021: 12. EMPTY LOTS LEFT: Phase 1: 1. Phase 2: 5. Phase 3: 5 Oregon JV LLC: (MOB): 1 empty lot, 6 Homes being remodeled by new company. Social Committee: 2021 activities: Community Garage Sale. 4th of July Golf cart parade. Christmas Decoration contest. Continued to Hold monthly board meetings when possible at the gazebo/park saving money and keeping people safe.

2020

2020 has been a challenging year for everyone. We have had to deal with forest fires throughout the state of Oregon plus the smoke from the entire Pacific Northwest. People being displaced, evacuated, losing homes due to the fires has been a terrible outcome for many. Some knolls Estates homeowners have assisted in helping those affected by supplying extra rooms in their homes as well as RV's to give people a roof over their heads. Then the Covid-19 pandemic hit, causing almost 20 million to be infected, with 300,000+ losing their lives, everyone has had to take extra precautions in keeping yourselves and others safe. Adjusting plans daily to fit the current situations that have arisen. Knolls Estates Homeowners have endured and helped their neighbors. We are all hoping and wishing that 2021 is a renewal and positive year. Listed below are a few of the items accomplished in this difficult 2020 year

by our homeowners association. 2020, Board Members –Greg Gardner, Peggy Schuab, Richard Jorge, Michael George, Jessica Cook-Lindsay, Mary Nordeen. Centerpointe Property Mgrs- Jennifer Young & Kathy Larcey. New Property & Home Owners 2020: 21. Design Committee. Projects submitted for approval & approved 2020 YTD: 10. Social Committee: 4th of July Golf Cart Parade. Aug 14 & 15. Knolls Estates Participated in all City Garage Sale. Dec 16, Christmas decorating contest. Christmas decorating of HOA Park, gazebo and knolls estates sign.

OTHER 2020 ACCOMPLISHMENTS: Crack Sealing and some repair of the Knolls Estates roads. Painting 15mph on Knolls Estates roads to help control speed. Installing 4 pet waste bag dispensers to help control. Common Area's cleanup of brush to reduce fire danger, this was a huge undertaking. Piles were burned. These common areas will be better able to control in the future. Still common areas to address in 2021. Spot sprayed tough area's to maintain commons. Lots of meetings with the City of Sutherlin, Golf course owners & adjoining HOA's. CBU Mail box units in phase 2 & 3. Sorted over 450+ keys, redid the directory, easy now to let new homeowners know the location of mailboxes. Keys for all empty lots. Completed Homeowners directory with contact information, for communication of information. Updated constantly to keep current. Began roll out of the disaster preparedness program. This is an ongoing program. Replaced 5 trees along Scardi Blvd that died. Replaced USA Flag at the sign area. Set up new email for Sutherlin Knolls Estates HOA (SKE97479@gmail.com). Pacific Power Trimmed all encroaching trees & brush in common area #2 (no charge) Have had to deal with all kinds of issues with (MOB) Mid Oregon Builders, on incomplete construction of homes being built in our community. This is ongoing into 2021-2022. Held monthly board meetings when possible at the gazebo/park saving money and keeping people safe.

Current Year End Financial Numbers 2020.

b. Total Operating Expense YTD: 83,821.03 Budget YTD: 97520.90

c. Total Reserve Expenses YTD: 37,017.65 Budget YTD: 36090.00

d. Total Expenses YTD: 120,838.68 Budget YTD: 133,610.90

- e. Total Operation Income YTD: 119,793.32 Budget YTD: 131,507.00
- f. Total Net Income YTD: (1,044.86) Budget YTD (2,103.90) Mid Oregon Builders owe approx. \$7000.00
- g. Total Liabilities & Capital YTD: 381,270.73