

**Knolls Estates Monthly Board Meeting  
May 18, 2022  
Approved Minutes of Meeting**

The meeting was called to order by Greg Gardner @ 6:04pm.

**1.) Roll Call**

In attendance: Greg Gardner, Michael George, Mary Nordeen, Tom Schaub, Marisa Williams from Centerpointe Property Management.

Owners in attendance: Gary & Lorrie Lee @1829 Culver Lp., Larry Cox @2066 Culver Lp., Chuck Caylor @2092 Culver Lp., Milo & Karen Schauer @1958 Culver Lp., Peggy Schaub @2074 Culver Lp., Bruce & Lonnee Harris @2080 Culver Lp., Chuck & Peggy Brummel @547 St. Andrews Ct., Sharon & Steve Kelley @1748 Scardi Blvd.

**2.) Rules of Order**

The Rules of Order were read.

**3.) Approval of Minutes from April 20, 2022 Meeting:**

Tom Schaub made a motion to approve the April 20, 2022 board meeting minutes as presented. Mary Nordeen seconded the motion. A vote was taken. Motion was carried to approve the April 20, 2022 board meeting minutes as presented by unanimous vote.

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

**A.) President – Greg Gardner**

- I.) Greg Gardner opened saying all empty lots have been maintained except for one.
- II.) Tom Schaub states that H2O Backflow is \$40. Umpqua Valley fire is \$46.45 (no new customers), Popeye's is \$55. Carson Plumbing is unknown. Backflow needs to be done by July 1<sup>st</sup> or City sends out notice.
- III.) 3-4 trailer loads of debris were taken from the MOB lots per Greg. Grass was cut also but it keeps growing. Chuck described the garbage taken.

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

I.)	Financial Reports	YTD	BUDGET
	Total Operating Expense	\$27,663.20	\$102,655.50
	Total Expenses	\$27,649.07	\$102,655.50
	Total Operating Income	\$35,873.93	\$136,260.00
	Total Net Income	\$8,886.89	\$33,604.50
	Total NOI-Net Operating Income	\$8,210.73	
	Total Assets	\$372,520.60	

- II.) Tom states that the YTD expenses should be under the budget.

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

- I.) Tom Schaub says City Manager not responding to emails but Tom has made contact with Or. State Hwy Engineer for Douglas County. All radar signs in town have been taken down. Chevron signs are up. It will be \$750 for half of the Jake brake sign. It is in progress.
- II.) Greg Gardner said he is going to consider putting some reflectors on road after they are sealed.

- III.) Michael George – he dad has talked to the project manager who said they just did striping on streets and will have to come look at it but didn't sound very interested.
- IV.) Michael says that Officer Higgins talked to the homeless and think they are gone.
- V.) Greg said all trees and blackberries behind lot 7 are down. More work is pending.
- VI.) Community signs have been ordered and will take about 3 weeks.
- VII.) Sutherlin City Garage Sale is June 11<sup>th</sup>. Knolls garage sale is 10<sup>th</sup> & 11<sup>th</sup> 9-4pm. Mary put an ad in the paper.

**D.) Centerpointe Property Management – Marisa Williams**

- I.) 8 noticeable drive through issues. Mostly curb appeal issues. A few friendly reminder letters/emails were sent out a couple of the issues have been resolved already.
- II.) 0 water shut off notice sent
- III.) KE unpaid charges total: \$29,088.04
- IV.) Oregon JV LLC all lots delinquent \$25,880.00
- V.) 4 homeowner late fees, dues, non-compliance \$3,208.04, \$2,876.91 is from one homeowner. Greg says that liens on properties like these are not a good idea as they could technically revert back to the HOA if unpaid after 90 days.

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

- I.) May is Fire Awareness Month. Disasters can happen anytime and Peggy suggests having an emergency backpack that can be used for traveling with essentials such as TP, blanket, bottle water, Band-Aids, whistle and flares just to mention a few. The real disaster is if you have not taken the opportunity to learn how to be prepared. If a disastrous event overwhelms or delays the community's professional response, CERT members can assist others by applying the basic response techniques and organizational skills they learned during training. These skills can help save and sustain lives. Become a CERT member and learn how to help yourself, your family, your neighbors and your community. There was not one but it might be a good reminder to check disaster supplies and water (1 gallon per person per day) FYI 1/8 tsp of bleach will sanitize 1 gallon of water. If Cooper Dam breaks, the community safe space is the Golf Pro shop. Beware of tall grass for fire prevention.

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

- I.) Lot #150, 1659 Scardi Blvd., Daryll & Kortney Healey

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

- I.) Projects submitted for approval: 0 Home, 1 fence, 1 sheds. Projects approved: 2
- II.) Lot updates:
  - 1. Lot 148 has foundation in
  - 2. Lot 151 approved plans 3 weeks ago
  - 3. Lot 130 has changed plans 11 times
  - 4. Lot 131 has foundation in
  - 5. Lot 132 just sold
- III.) Tom asked how many homes are for sale. He needs to know how many gift certificates to buy. Greg says he believes it is 6 homes in all 3 phases.

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

- I.) Chuck summarized some of the work they have been doing in the community.
- II.) Will continue to address the common area as needed. Still specific areas that need to be addressed when weather permits. Most burn piles have been addressed, weather permitting. Big thanks to all the homeowners that are helping keep our community looking amazing
- III.) With spring here, time to get the curb appeal in front of our homes back up to the standards of our community. Garbage & recycle cans must be stored on side of home, not in front.

**I.) Social Committee: Irene Bratton, Sandi Riley & Tammy Axton**

- I.) Sutherlin all city garage sale June 11<sup>th</sup>, Knolls 10<sup>th</sup> & 11<sup>th</sup>.
- II.) Tom brought up the 4<sup>th</sup> of July Golf Cart parade – who is doing it? Greg said Tom is and Tammy. Sandi Riley will help. Last year they coordinated with Fairway Estates.
- III.) Plans are for the community BBQ this summer – August at the gazebo

**J.) Owner comments:**

- 1. Any plans for the red light at Hwy? No, it would cost 1.2M
- 2. Greg says Avery just built 25 homes, will be building 25 more

5.) Meeting was adjourned at 7:08pm