

Knolls Estates Monthly Board Meeting
August 19, 2020
Approved Minutes of Meeting

The meeting was called to order by Greg Gardner @ 6:05pm.

1.) **Roll Call**

In attendance: Greg Gardner, Peggy Schaub, Mary Nordeen, Richard Jorge, Michael George and Kathy Larecy from Centerpointe Property Management.

Owners in attendance: Sharon Kelley & Steve Peery @1748 Eagle Loop, Tammy & Ray Axton @ 2266 Eagle Loop, Tom Schaub @2074 Culver Lp., Barbara Jorge @2226 Eagle Lp., Pat Finley @616 Arnie Ct., Terry & Carole Wells @ 1827 Culver Lp., Sharon Cozad @2206 Eagle Lp., Diane Stimac @7113 Sandpiper Ct., Joe & Peggy Beador @2088 Culver Lp., Greg Henderson @703 Divot Lp., Donna Pagel @2277 Eagle Lp., George Smith, buyer for 2222 Eagle Lp., John Lahley @2070 Culver Lp., Larry & Dian Cox @2066 Culver Lp., Chuck Caylor @2092 Culver Lp., Candy Taylor @2077 Culver Lp.

2.) **Rules of Order**

Greg Gardner did not read the Rules of Order but reminded attendees to be kind.

3.) **Approval of Minutes from June 17, 2020 Meeting:**

Richard Jorge made a motion to approve the July 15th, 2020 board meeting minutes. Peggy Schaub seconded the motion. A vote was taken. Motion was carried to approve the July 15, 2020 board meeting minutes by unanimous vote.

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

A.) President – Greg Gardner

- I.) Greg gave an update on the status of Mid Oregon Builders and the new builds. MOB has several million in liens within Douglas County alone. The new builds continue to be worked on and the builders are being paid by banks. There is no power turned on to them currently.
- II.) The homeowner directory is 99% completed, only missing very few contacts. Greg asked attendees if they have been getting his emails. Many responded yes.
- III.) William & Tracey Cagle own the property at the bottom of Dovetail Ln on the right. They have requested from the City of Sutherlin a land partition to divide a 3.43 acre property into three parcels. Two parcels would be next to the Knolls Estates sign. Greg received a notice from the City of a meeting regarding community input into this issue on the day of the meeting, so there was no time to respond. Greg's concern is that the standards of the builds be that of Knolls Estates. Michael George would have liked some input, but Greg said it was too late.
- IV.) The main water backflow and park valve devices have been tested. It was not in the budget as the Association didn't know it needed to happen. However, it wasn't very expensive. Testing was completed by Popeyes.

B.) Treasurer's Report – Peggy Schaub

Total Operating Expense 7/31/20 YTD \$ 44,106.45

Total Operating Income 7/31/20 YTD	\$ 68,493.52
Net Income 7/31/20 YTD	\$ -11,523.02*
Total Assets as of 7/31/20/20 YTD	\$372,007.09

*Tami Axton noticed discrepancy in Net Income of -11, 523.02. This was a typo. That amount was the net monthly income for July.

C.) Board Members – Comments and Concerns

I.) Peggy notated that the flowers were knocked down and you can read the entrance sign now.

D.) Centerpointe Property Management – Kathy Larecy

I.) Non compliance issues continue to be worked on. 1 house/property is being assessed fines monthly for yard/house violations. 7 other new builds are being fined for unfinished homes/landscaping. 2 other homeowners have contacted Chuck and got their lots taken care of.

II.) Total A/R is \$4,356.13 as of 7/31. Most are from 1 builder. 2 water shut off notices went out but both owners paid in full before the actual shut off.

E.) Welcome Committee – Greg Gardner

There are new owners in July: Andrew & Casey Snow @620 Dovetail Ln. and George Smith is buying 2222 Eagle Lp. Greg introduced George to the attendees.

F.) Design Committee – Greg Gardner

I.) Three projects have been approved for fences, storage sheds and a new home on Slazenger Ct. The latter will be starting next week.

G.) Common Area's Committee – Greg Gardner

I.) The common areas continue to be worked on. Chuck and Ryan has to work limited hours due to the fire restrictions. Priorities are knocking down weeds behind homes.

II.) Greg reminded all that spraying will be done in small areas – no wide spread spraying.

III.) Most empty lots have been mowed a second time due to grass growing.

IV.) Douglas Electric completed their work in area #2, next to Forrest Stone's property.

H.) Social Committee –Greg Gardner

I.) The Community Garage sale went well. Greg reported that a lot of folks sold a lot of stuff. It was definitely worthwhile. The Board is ok if homeowners want to do additional garage sales. They just need to do their own advertising and abide by social distancing guidelines.

II.) The summer BBQ is still being planned. It will be catered.

5.) Owner Comments

A.) Sharon Cozad of 2206 Eagle Lp., said she has a resident rat. Other neighbors report them also. She suspects they may be coming from the new development north of the Association. Greg Gardner says that they may be looking for water this time of year. He

uses traps. Other attendees spoke up with other suggestions to eradicate the rats. Greg reminded everyone not to shoot any of them.

- B.)** Tom Schaub brought up the subject of people not picking up their dog's droppings when walking through the Association. Greg will post something on NextDoor. Tami Axton suggested doggy stations. The Association would have to pay for those and the cost of the plastic bags, but it encourages people to pick up after their pets. Greg voiced that was a great idea. John Lahley will ask people to pass the word along to pick up after your pet.
- C.)** Tom Schaub brought up the situation with speeders in the morning around 8am. He would like to re-visit the idea of speed bumps. John Lahley said the elongated ones are the better type. Greg said he noticed it was the construction workers. Others voiced that it is homeowners late for work. Greg will put something on NextDoor about that also. Greg is not a fan of speed bumps.
- D.)** Peggy Schaub asked about another access road being put in. Greg said that he will not comment at this time. He has been attending meetings on this subject and it is an ongoing issue. He will share information as soon as he has something concrete to share.
- E.)** Donna Pagel brought up the fact that she feels there are 3-4 trees blocking the view in phase 1. This is a safety concern. Greg will look into it. Chuck Caylor would like the Association to address all these safety concerns at once and not single out any individual homeowner.
- F.)** Greg Henderson talked to some of the construction workers about their language. They were very nice and receptive to the criticism.
- G.)** Donna wants to thank Chuck Caylor for all his hard work in the common areas. Many homeowners agreed.
- H.)** Sharon Kelley spoke up to thank Greg Gardner for all his hard work. Greg thanked Sharon and said that he spends about 30hrs a week on Association business. It is a lot of hard work and most homeowners are very gracious. He feels that it is a wonderful Association to be in. He pointed out that the Board appreciates all the homeowners who have volunteered to help out with projects in the neighborhood.
- I.)** Greg wanted to make sure the attendees were ok with golf carts on the park grass. Yes, except one area that isn't draining well. Chuck can fix this problem with a rock drain.

6.) Meeting was adjourned at 6:42pm