

**Knolls Estates Monthly Board Meeting**  
**September 16, 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, Jessica Cook-Lindsay, Richard Jorge, Michael George and Kathy Larecy from Centerpointe Property Management.

2.) **Rules of Order**

Greg Gardner did not read the Rules of Order.

3.) **Approval of Minutes from August 19, 2020 Meeting:**

Richard Jorge made a motion to approve the August 19<sup>th</sup>, 2020 board meeting minutes. Mary Nordeen seconded the motion. A vote was taken. Motion was carried to approve the August 19, 2020 board meeting minutes by unanimous vote.

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

**A.) President – Greg Gardner**

- I.) Greg spoke to the Sutherlin Police twice about a reader board to put up at Knolls reminding people what their speed is. They said that as soon as one is available, they could put one in the Association. The speed boards are on a rotation basis throughout the City.
- II.) Mid Oregon Builders. Homes are still being worked on. Greg and Kathy Larecy spoke with an attorney and got more details. Incurring costs for liens on the properties is most likely not the best option. The Association is unlikely to be able to re-coop those costs down the road. Hopefully, some of those fees/fines will be paid when the homes are sold to private homeowners.
- III.) The homeowner directory is 99% complete.

**B.) Treasurer’s Report – Peggy Schaub**

- I.) Peggy gave details of the progress on disaster preparedness. The association can be divided into ‘blocks’ of homes in close proximity. There are typically responders and those in need. There will be a presentation by Dennis Riggs, City Manager, on this subject. The idea is to ‘Get to know your neighbors and their needs’ and what to do following a disaster. It will be September 25<sup>th</sup> at 6:30pm at the Community Park. Peggy would like permission to put up a sign to advertise the meeting. The police chief, the fire dept and other professionals will be there to speak.
- II.) Changing signing capability at the bank. Kathy brought in forms for Peggy and Greg to sign. Centerpointe will return these forms back to Umpqua Bank.
- III.)

Total Operating Expense YTD	\$ 53,546.92
Total Reserve Expenses YTD	\$ 39,910.09
Total Expenses YTD	\$ 89,680.20
Total Operation Income TYD	\$ 80,718.97
Total NOI-Net Operating Income YTD	\$ 26,948.86

Total Net Income	\$ (8,961.23)
Total Assets as of YTD	\$374,326.57

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

I.) Nothing new at this time.

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

I.) Non compliance issues continue to be worked on. 1 house/property continues to be assessed fines monthly for yard/house violations. 1 other home owner has been asked to move brush from recent trimmings. This will be done after the smoke clears per the homeowner. Nothing new with the MOB lots, 3<sup>rd</sup> month fining in progress.

II.) Total A/R is \$4,903.59 as of 8/31. Most are from 1 builder. No water shut off notices sent.

**E.) Welcome Committee – Greg Gardner**

I.) August New Owners: George & Norma Smith (2222 Eagle Lp)

**F.) Design Committee – Greg Gardner**

I.) Project submitted for approval for golf netting on Scardi Blvd

II.) Projects approved: 2 fences, 1 shed, 1 home

**G.) Common Area's Committee – Greg Gardner**

I.) The common areas are in good shape to mitigate fires.

**H.) Social Committee –Greg Gardner**

I.) Due to the smoke, there will be no community BBQ.

5.) **Owner Comments** – Owners did not attend due to fires, smoke and ash.

6.) Meeting was adjourned at 6:29 pm