

**Knolls Estates Monthly Board Meeting
July 17, 2019
Minutes of Meeting (Approved 8-21-19)**

The meeting was called to order by Joe Beador at 6:00pm

- 1.) In attendance: Joe Beador, Russ Mock, Al Olson, and Jennifer Young from Centerpointe Property Management.
Owners in attendance: No owners in attendance
- 2.) Joe Beador read The Rules of Order.
- 3.) **Approval of Minutes from June 19, 2019 Meeting:** Joe Beador made a motion to approve the meeting minutes as presented from the June 19, 2019 meeting with no corrections. Russ Mock seconded the motion. A vote was taken. Motion was carried to approve the June 19, 2019 meeting minutes as presented with no corrections by unanimous vote.
- 4.) **Reports from Officers, Administrators and Committees:**
 - A.) **President – Joe Beador**

The 3 big trees in common area #2 will be cut down next week.
 - B.) **Treasurer Report – Russ Mock**

April 2019 Operating Income YTD Budget:	\$65,302.98
April 2019 Operating Income YTD Actuals:	\$60,124.61
April 2019 Total Expenses YTD Budget:	\$60,402.96
April 2019 Total Expenses YTD Actuals:	\$48,493.49
April 2019 Net Income YTD Budget:	\$ 4,900.02
April 2019 Net Income YTD Actuals:	\$ 11,631.12

KEOA Checking Account	\$ 27,707.38
KEOA Money Market Account	\$111,334.16
KEOA CD	\$231,256.23
KEOA Total Net Worth	\$370,297.79
 - C.) **Welcome Committee: Judy Beador -not in attendance – Reported by Joe Beador**
 - i). Joshua and Heather Waechter moved in to 1764 Scardi Blvd
 - ii). Lynn & Carol Wilcox moved in to 1789 Culver Loop
 - D.) **Design Committee: Chuck Caylor -not in attendance – Reported by Joe Beador**
 - i). House plans for Austin Slate at 1700 Scardi Blvd were approved. This is the man in the Army that is getting everything approved before he has to leave.
 - E.) **Common Areas Committee: Marty Larner -not in attendance – Reported by Joe Beador**

Nothing to report

F.) Social Committee: Pam Ramm/Irene Bratton -not in attendance – Reported by Joe Beador

- i.) Community BBQ was a lot of fun. 60-65 people attended.
- ii.) There was one additional golf cart in the golf cart parade, for a total of 10 carts.

G.) Centerpointe Property Management: Jennifer Young

- i.) Observations from the June 28, 2019 drive through:
 - 11 yard maintenance
 - 4 utility trailers
 - 1 camping trailer
 - 1 motorhome
- ii.) As of June 30, 2019 there were 5 accounts delinquent totaling \$816.56. Two water shut off notices were sent. One of those accounts is paid. As of this report the other account was not paid. They have until June 20th to pay. June 20th is a Saturday, we will check on the following Monday.

5.) Unfinished Business:

A. Sign Area Tree & Benches

The irrigation has been connected at the sign area.

B. Phase 3 Leland Cypress Trees

Joe Beador has checked with Young's and the cost of the trees is \$20-30 each. 60 trees are needed. Joe does not think it will be an expensive proposition as there is water available and electricity not too far away as well.

C. Brush Removal from Curb Area in Phase 3

Scott West from Krud Kutters is interested in the job, however he is shut down for the summer. He will meet with Joe next week.

6.) Meeting was adjourned at 6:08pm