

**Knolls Estates Monthly Board Meeting  
Minutes of Meeting-August 21, 2019  
Approved September 18, 2019**

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: Mary Nordeen @ 2274 Eagle Loop and Donna Pagel @ 2277 Eagle Loop
- 2.) The rules of order were not read.
- 3.) **Approval of Minutes from July 17, 2019 Meeting:** Joe Beador made a motion to approve the meeting minutes as presented from the July 17, 2019 meeting with no corrections. Russ Mock seconded the motion. A vote was taken. Motion was carried to approve the July 17, 2019 meeting minutes as presented with no corrections by unanimous vote.
- 4.) **Reports from Officers, Administrators and Committees:**
  - A.) **President – Joe Beador**
    - i.) The four large trees located off Dovetail adjacent to Forrest Stone’s property that were damaged by last winter’s storm were removed. Chuck Caylor is cutting the wood into small pieces. Free firewood for the community.
    - ii.) Jeff Morrison at 1902 Innsbrook was renting his house out on weekends on a “bnb” website. He was issued a Notice of Non-Compliance and as a result agreed to no longer rent. The house is now sold.
    - iii.) The City of Sutherlin increased water and sewer rates: water base fee goes from \$25.54 to \$26.23. Water rates goes from \$3.26/1000 gallons to \$3.34/1000 gallons. Sewer rate goes from \$62.78 to \$68.97.
  - B.) **Treasurer Report – Russ Mock**

Russ read only the KEOA Total Net Worth in the amount of \$373,239.71. A printed copy of the Treasurer’s report in its entirety was available.
  - C.) **Welcome Committee: Judy Beador -not in attendance – Reported by Joe Beador**

Tom and Sandy Moulton from 2080 Culver Loop have finally sold their house. They moved to Coeur D’alene, Idaho last summer.
  - D.) **Design Committee: Chuck Caylor – No report**
  - E.) **Common Areas Committee: Marty Larner – No report**
  - F.) **Social Committee: Pam Ramm/Irene Bratton – No Report**
  - G.) **Centerpointe Property Management: Jennifer Young**
    - i.) Observations from the July 31, 2019 drive through.
      - 20 lawn issues
      - 4 bad yard issues

--5 empty lots need mowed

--1 motorhome

--It looks like some construction may be starting on lots 175, 176, 153, & 154 on Scardi. There are fence posts with rope and flags strung on them.

- ii.) As of July 31, 2019 there were 4 accounts delinquent totaling \$902.38. One water shut off notice was sent. As of this report that account was not paid. They have until July 19<sup>th</sup> to pay.

5.) **Unfinished Business:**

**A. Phase 3 Leland Cypress Trees**

Joe Beador reports he has not heard back from the State regarding the use of that land. He did meet with a contractor, the area to be used has a significant drop off. Tony Hamrick and Joe will be meeting again to further discuss it. Lathan Drake from 726 Slazenger is considering allowing the use of water and power from his lot and will be getting with Tony on that.

- B.** The brush removal from the curb area on phase 3 is still planning to be done. It is not the time of year.

6.) **Owner Comments:**

--Russ Mock inquired about changing the stop sign to a yield sign. He said the street is very visible. Joe Beador asked if the HOA must petition the City. Russ asked if the City owned the sign. Al Olson said the sign is on HOA property, but it protects the City street.

--Russ Mock said Greg Goode has cleaned up the areas behind his house and wonders if he can be compensated for it since Chuck Caylor is for doing the common areas. Joe B. explained Chuck is hired for specific areas. Greg does a good job and he is a good citizen.

--Al Olson wanted to point out the fog lines that were recently painted are peeling in some areas. The contractor hired to repaint did advise the lines were already peeling. Joe B. stated this contractor was hired only to repaint, not clean up the old. Next time it is done it will be done right so it lasts the two years. Joe B. inquired if anyone thought the street sweeper affected it. Al, Russ, and Donna all agree it does not.

--Donna Pagel asked why there is no sign announcing the monthly meetings. Joe B. explained it didn't work. He said he puts the sign up and the same people show up. Donna is concerned the Hot Topics does not have it announced. Jennifer will consult with Kathy on that. Joe B. said he would put the sign back up.

--Mary Nordeen asked what machine is running all the time on Chi Chi. Russ said it sounds like it is a generator. Joe B. said he would check it out.

7.) Meeting was adjourned at 6:25pm