

# Knolls Estates Monthly Board Meeting

## March 20, 2024

### Approved Minutes of Meeting

The meeting was called to order by Tom Schaub @ 6:00pm

#### I. Roll Call

In attendance: Terry Wells, Michael George, Tom Schaub, Dian Cox, & Jennifer Young from Centerpointe Property Management.

Owners in attendance: John Lahley @ 2070 Culver Loop, Dan Hirtle @ 2214 Eagle Loop, Candy Taylor @ 2077 Culver Loop, Jim & Mary Dennis @ 1780 Scardi Blvd, Jessie Larner @ 1793 Culver Loop, Carol Plato @ 2250 Eagle Loop, Roland Berry @ 1954 Culver Loop, Peggy Schaub @ 2074 Culver Loop, David & Jackie Potestio @ 1830 Culver Loop, Larry Cox @ 2066 Culver Loop, Gary & Lorrie Lee @ 1829 Culver Loop, Bruce & Lonnee Harris, Milo Schauer @ 1958 Culver Loop, Debbie (Mick) Morin @ 2262 Eagle Loop, Chuck Brummel @ 547 St. Andrews Ct.

#### II. The Rules of Order

The Rules of Order were not read.

Homeowner comments are at the end of the agenda, with a 3 minute time allowance.

#### III. Approval of Minutes from February 21, 2024 Meeting:

The meeting minutes from February, 2024 were approved via email by Board members and posted on the website.

#### IV. Reports from Officers and Committee Chairs:

##### A. Terry Wells

###### 1. HUD Complaints

Nothing new on the HUD complaints other than the complainants are asking for major compensation. The HOA's insurance company is handling the negotiations at this time.

###### 2. Nextdoor.com

Because of an alleged misquote on last month's meeting minutes, it created quite a stir on Nextdoor. Nextdoor is not the forum for homeowners to handle these kind of concerns.

###### 3. CC&R Committee

The CC&R Committee had its first meeting. Zach Amavisca is the Chair. The committee is not in a big hurry and is taking its time sifting through the legal stuff of the CC&R's.

##### B. Tom Schaub

###### 1. Planning Commission

At the last planning commission meeting, Ford's Pond was discussed. They have a grant that is expiring at the end of August. They had planned on opening the restrooms soon. A turtle was found at the pond that could be a potential problem of hindering process. If the turtle is found on the endangered species list, it will halt the walking track construction. There was a duplex approved for construction next to the Community Bank on Central.

##### C. Roads – Michael George

Michael has a meeting with Scott @ Knife River tomorrow to get advice on the area of the road that needs fixed. Terry Wells asked if it would be prudent to put dots instead of rumble strips. He doesn't know how effective they are, but he watches cars and trucks just roll right over the strips like they aren't there. Michael said he would check in to the dots. Speed bumps are what will slow people down, but speed bumps cannot be installed. Tom Schaub said the Fire Department told him they will not respond if there are speed bumps. John Lahley said he personally doesn't like speed bumps but said there are 3'

wide bumps in Eugene. Large vehicles won't hit the bump. But you can't miss them with a car. Terry added that whatever they decide to do it must be effective.

**D. Welcome and Social Committees – Dian Cox**

There are now refreshments supplied at the monthly meetings. The refreshments are donated by the committee members. The next event will be the 4<sup>th</sup> of July Golf Cart Parade.

**E. Centerpointe Property Management – Jennifer Young**

**1. Drive Through Reporting**

The drive through was performed on 3/18/2024. 12 lots were reported to the Board. Two non-compliance notices were sent to homeowners. Several text message and/or email reminders were sent to homeowners.

**2. Unpaid Charges Report**

YTD KE unpaid charges total: \$48,733.77  
 DW&S, LLC all lots delinquent in fees total: \$48,422.90  
 3 Homeowners with balance: \$310.87  
 No water shut off notices were sent.

**4. Auto Payments for HOA Dues**

Jennifer explained how the process works in Appfolio when making a payment online. Centerpointe has no access to the owner portal except to view some information. Which makes it difficult for us to help when owners are having trouble with their portal. The homeowner has complete control of setting up payments and auto payments. If a homeowner elects to use the online payment system, there are fees associated with the process. In July of 2023, Appfolio started charging homeowners \$2.49 for an ACH transaction. A credit card transaction has always had a charge of \$9.99. Before confirming your payment, you will be prompted to accept the charge. Centerpointe does not receive this fee. It goes directly to Appfolio.

**F. Secretary/Treasurer Report – Tom Schaub**

Financial Report 2024	2024 YTD	2024 Budget
Total Income	\$23,742.05	\$168,714.00
Total Net Income	\$14,510.05	\$ (2,046.00)
Total Expense	\$ 9,232.00	\$170,760.00
Total Reserve Expense	\$ 0.00	\$ 40,000.00
Total Assets	\$349,908.16	

Tom still plans to contact Umpqua Bank about the low percentage of the Money Market account at about 1.5%. Edward Jones is offering 5.3%.

**G. Safety Committee: Disaster Preparedness – Peggy Schaub**

Peggy's disaster preparedness tip for the month: there is a device that is like a makeshift toilet, that will hold gallons of water to keep your toilet tank full. The sewage system's power is run on their own system. If Knolls power goes out, the sewage system still works.

**H. Design Committee – Reported by Chuck Caylor**

**1.** From February 14, 2024 to March 20, 2024 one fence was approved.

**I. Welcome Committee – Reported by Dian Cox**

1 New Homeowners February 14, 2024 – March 20, 2024  
 Lot #132, Jeffrey & Sharon Johnson, 602 Arnie Ct.

**J. Common Areas Report – Reported by Chuck Caylor, Terry Wells, Tom Schaub**

Today Terry installed the new solar light that shines on the Knoll Estates entrance sign. Chuck said he has been keeping up with the mowing, weeding, and spraying.

**V.) Owner Comments**

**A.** Carol Plato at 2250 Eagle Loop said she didn't know rumble strips were on Culver. There is one loop that has two blind curves of off Dovetail that will need them. There are two families with preschool kids and many walkers in that area. Where she lives, she hasn't seen any neighbor's speed.

**B.** Dan Hirtle wanted to revisit the discussion of insurance coverage. Tom Schaub assured Chuck is covered, because he is doing the work under his own insurance policy. Chuck Caylor said he went to his agent and his agent told him he is covered no matter what he does because it is his equipment. Dan is still concerned the HOA is liable and would like to see the policy. Dan said Centerpointe was supposed to set up a meeting with him and did not. Jennifer explained, Dan was leaving the country at that time. Dan stated he got back yesterday. Jennifer said she would work on organizing a meeting. Dan said that in December the minutes reported the HUD complaints were settled. Both Tom and Jennifer confirmed that was not in the minutes [side note: it was the DEQ complaint that was closed]. Dan asked about the bids for licensed landscapers. Tom said 2 bids were obtained and both were over \$75,000. Dan feels the common area clean up could be performed under the auspice of fire control. Tom said it is for fire control along with aesthetics and maintaining home values. Roland Berry added he thinks Chuck is doing a good job.

**VI.) Meeting was adjourned at 6:30pm**