

Knolls Estates Monthly Board Meeting

July 17, 2024

Approved Minutes of Meeting

The meeting was called to order by Greg Gardner @ 6:00pm

I. Roll Call

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

Owners in attendance: Larry Cox @ 2066 Culver Loop, Dan Hirtle @ 2214 Eagle Loop, Peggy Schuab @ 2074 Culver Loop, Carole Wells @ 1827 Culver Loop., Gary & Lorrie Lee @ 1829 Culver Loop, Jessie Lerner @ 1793 Culver Loop, Jim & Mary Dennis @ 1780 Scardi Blvd., Sharon Kelley & Steven Peery @ 1748 Scardi Blvd, Candy Taylor @2077 Culver Loop and Chuck Caylor @ 2092 Culver Loop.

II. The Rules of Order

Tom Schuab read the Rules of Order.

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

III. Approval of Minutes from June 19, 2024 Meeting:

The meeting minutes from June 19, 2024 were approved via email by Board members and posted on the website.

IV. Reports from Officers and Committee Chairs:

A. Terry Wells

1. Terry thanked everyone who participated in the 4th of the July golf cart parade. Chuck Caylor won. There is a BBQ coming up. Terry feels these events are great for the Knolls community and create unity.
2. There have been more social media posts accusing the Board of providing false information. Terry wanted to make it clear the Board does not provide misinformation. The information shared is as it is received. Some of the decisions the Board makes are not the most popular but are made trying to make things work. The Board wants to do the right thing for the community. Including the work on the commons. The common areas look good.

B. Tom Schaub

1. There was no planning committee meeting this month.
2. Tom agreed the golf cart parade was a lot of fun.
3. Tammy Axton has not had time to finish the reserve study.
4. Complaints regarding the condition of the road on Scardi need to be directed to the City of Sutherlin. Tom has spoken with Lucas (the contractor) to work on a plan.

C. Michael George

No new updates.

D. Dian Cox

Updates will be given later in the meeting in the social and welcome committee section.

E. Greg Gardner

1. Main Water Valves/Backflow

On June 27th, Chuck was able to flush all the fire hydrants from the equipment the fire department loaned to Knolls. The fire hydrants have never been flushed from when they were installed in the 90's. Lots of debris, mud, and shale rocks were discharged from the system. The fire department loaned Knolls the equipment because Chuck used to do this when he was an active firefighter. There might be an increase in the water usage from the flushing. On July 5th Popeye's Backflow had to use an 18" wrench to get the valves to close completely. He really had to wrench on the valves. The backflow test did pass, and Knolls is compliant for 2024. Popeye said the flushing helped and they need to be flushed again next year before the backflow is tested. Greg is trying to get a waiver for the testing of this backflow since it is redundant as each lot has its own.

2. Security Systems

Some Board members and some community members have cameras installed on their homes. Greg does not. He was gone for a period of time and returned to find his driveway full of ashes and cigarette butts. Security cameras will be installed.

3. Cleaning Up after Pets

Greg has received some complaints from homeowners that some homeowners that are walking their dogs are allowing them to poop and urinate in yards, driveways, and on decorative rocks on personal property. Reminder there is a lot of space in the commons to utilize and there are dog waste bags available for homeowner use. Greg, or any Board member, was not able to validate these complaints, but wanted to share what was reported to him.

4. 2023 Tax Return

Finally got the 2023 Tax's done. For the past 5 years they have been 2 – 3 – 4 months late. In the past the HOA had to pay a penalty. Greg will be looking for a different CPA.

F. Centerpointe Property Management – Greg Gardner

1. Drive Through Reporting

The July drive through was performed on the 12th. A detailed report was sent to the Board. 28 lots were reported for various possible violations. Many text and email reminders were sent to homeowners reminding about yard maintenance.

2. Unpaid Charges Report

YTD KE unpaid charges total: \$51,907.84

DW&S, LLC all lots delinquent in fees total: \$51,583.12

**CPM received a demand for 702 Divot which is a lot with a large balance

3 Homeowners with a balance: \$274.72

No water shut off notices were sent.

a.) Updated on DW&S,LLC Lots -- Greg

--Lot 106, 702 Divot closed yesterday

--Lot 83 sold and new owners moved in

--Lot 105 is pending and DWS will be paying the balance in full

--Per Greg's conversation with Austin, construction on the other lots will be starting soon and they are starting with the one on Chi Chi. The people Austin hired to do the weed abatement did not do a good job. KE cut it as it should be. Lot 174 has not been cut, KE will do it. Austin will be sending KE a check for \$500.00 to compensate.

G. Secretary/Treasurer Report – Tom Schaub

Financial Report 2024	2024 YTD	2024 Budget
Total Income	\$74,538.87	\$168,714.00
Total Net Income	\$ 1,714.52	\$ (2,046.00)
Total Expense	\$72,824.35	\$170,760.00
Total Reserve Expense	\$ 36,215.00	\$ 40,000.00
Total Assets	\$371,050.91	

Tom and Greg cancelled the old CD account and opened a new CD. The old one was budgeted for only \$200 a year for interest. This new one already has earned \$1690 in interest.

H. Safety Committee: Disaster Preparedness – Peggy Schaub

In September the Safety Committee is hoping to plan a disaster meeting to be held by professionals. It will be the same day as the meeting and will probably need to be at the community center in Sutherlin.

I. Design Committee – Reported by Greg Gardner

Some homeowners have made some major changes without the Design Committee's approval. Reminder to get approval on exterior projects prior to doing the project.

J. Welcome Committee

1. New Homeowners June 14, 2024 – July 14, 2024

Reported by Greg earlier in the meeting.

2. 2024 Empty Lots and Construction – Greg Gardner

Lot #21 Joann Sandstede: 2210 Eagle Loop:	Empty Lot.
Lot #85 John & Suzzane Heselius: 1957 Kapela Ct:	Empty Lot.
Lot #90 Ryan Short: 1955 Culver Loop:	New Construction
Lot #130 Rick Griffith: 615 Arnie Ct:	Empty Lot.
Lot #151 Tom & Susan Lebengood: 1660 Scardi Blvd:	New Construction
Lot #167 Joshua & Heather Waechter: 1772 Scardi Blvd:	Empty Lot.
Lot #174 DW&S LLC	Empty Lot.
Lot #175 Susan Wyhoon: 1708 Scardi Blvd:	Empty Lot.
Lot #27, 105, 110, 111. DW&S LLC	Vacant homes partially constructed.
Lot #105, DW&S LLC: 724 Divot Loop:	New Construction home for sale.
Lot #106 DW&S LLC: 702 Divot Loop:	New Construction home for sale.

K. Social Committee – Reported by Dian Cox

1. 4th of July Golf Cart Parade

The golf cart parade had a good turnout. Was way to hot, having it a noon helped. 1st place = Chuck Caylor, 2nd place = Peggy Schaub, 3rd place = Marcie Tilley.

2. Garage Sale

The garage sale was successful. Reminder to participants to take down their signs.

3. All HOA BBQ

The all HOA BBQ was scheduled for September 14th from 11:00am – 2:00pm. However, the Ducks vs. Beavers football game is scheduled that day. After discussion, the BBQ is rescheduled to September 15th.

4. Thank You's

Dian thanked Candy for her help with the new owner baskets. Also thank you to Candy, Carole, Terry, and Chuck for the weeding, planting, trimming, and new mulch at the sign area.

L. Common Areas Report

Greg:

Thank you to those homeowners that live next to a common area that are doing some upkeep. It is very much appreciated. Started working on the common areas on June 10th. Even with the hot temperatures and the fire restriction delays, the workers have done a very good job. There is still quite a bit to do.

Chuck:

The park lawn is coming in good. There is an area of the commons where 3 fawns are staying. They are holding off on the clean up in that area until they move on.

M. CC&R Committee- Terry Wells

The CC&R Committee was abolished, but the board plans to revisit putting a CC&R Committee together again this fall. He feels it's vital that they move forward to try and get a new document established because the old one is way too old.

V.) Owner Comments

- A.** Tom Schaub asked Michael George if he was going to look around for areas that need crack seal. Michael said he hadn't planned it for this year. Tom wanted to make sure he knew there was room in the budget (around \$3800) for it if it was needed. Micheal said he would look around and see. Next year they will need some patching. Michael said when they had the repairs done this year, Knife River let them know that some roads were laid with only 1-1/2" pavement, when it should have been 4". Knife River did lay 4".
- B.** Sharon Kelley and Steven Peery asked if there are any laws or rules that would not allow them to put up a chain to stop cars from turn arounds in their driveway. Tom said he would talk to Lucas about making sure the turn arounds do not happen. There should be no construction traffic on Scardi. They are supposed to access the construction area via Stearns. Greg said putting a chain is not appropriate. He suggested to start with using cones. If that doesn't work, the chain could be reconsidered. They also asked if the construction crews were taking water from the hydrants. Both Greg and Tom answered no. They asked when the building would start, Tom replied it is starting next summer and in the Avery area there will be 25 homes. Greg has tried a number of times to try to get some fill dirt they are moving around, and the answer is always they will be using it. Attempts to move the piece of equipment on Divot in the past have failed. It weighs about 3 tons. They will need to bring in a crane.

VI.) Meeting was adjourned at 6:47 pm