

KNOLLS ESTATES MONTHLY BOARD MEETING
March 19, 2025
Approved Minutes of Meeting

The meeting was called to order by Greg Gardner at 6:01pm

I. Roll Call

In attendance: Greg Gardner, Tom Schaub, Terry Wells, Dian Cox, Michael George and Marisa Williams from Centerpointe Property Management.

Owners in attendance: Sierra Moon & Joe Groussman @ 2044 Sawgrass Ct, Terry & Carole Wells @ 1827 Culver Lp, Gary & Lorrie Lee @ 1829 Culver Lp, Bob & Paula Douglas @ 1667 Scardi Blvd, Jim & Mary Dennis @ 1780 Scardi Blvd, Pat Lynch @ 2288 ChiChi, George Smith @ 2222 Eagle Lp, Sharon Cozad @ 2206 Eagle Lp, Mary Nordeen @ 2274 Eagle Lp, Chuck Caylor @ 2296 Culver Lp, Thomas & Peggy Schaub @ 2074 Culver Lp, Jessie Lerner @ 1793 Culver Lp, Chuck & Peggy Brummel @ 547 St. Andrews Ct

II. The Rules of Order

The Rules of Order were read by Tom Schaub.

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

III. Approval of Minutes from February 19, 2025

The minutes of the February 19, 2025 Meeting were approved via email and posted to the website.

IV. Reports from Officers and Committee Chairs

A. Greg Gardner

1. Road Maintenance: Have been included in the 2025 Budget

--There will be some street repairs happening this summer on Culver Loop, from Arnie Ct. to the mailboxes by Divot. About 750 feet of road. Some speed humps have been added on Culver going down the hill. Also have plans to add 2 on Eagle Loop, 1 on Divot, and 1 on Chi Chi. The board is also considering adding a third one on Culver and Eagle. A homeowner asked where on Eagle Loop the speed humps will be placed. Greg said the first one, coming off Dovetail, will be around Susan and Michaels house, next to Patricia. The second one will further down on the straight away heading towards the corner. They may add a third one around where the dog waste bags are.

2. Design Committee

a. Would like to remind everyone that major changes need to have modification forms put in so it can be approved, especially house paint colors.

b. Design Committee report for February 10, 2025 – March 10, 2025:

New Construction = 0, Fences = 1, Sheds = 0, Golf Nets = 0 1 approved.

B. Tom Schaub

1. City of Sutherlin Planning Commission

There were a lot of concerns regarding the water drainage issues following the heavy rainstorm. Drains on Scardi had to be unclogged due to mud running into them. The planning commission postponed a hearing regarding a development for an apartment complex on Fort McKay, similar to the one's that were built on Dakota St. 10-12, 18-unit buildings, with 2 bedroom apartments. 24 acres of land will be developed, 3.5 acres will be developed into commercial property with a strip mall. They are waiting for an engineer report to put a traffic light in at Dakota St. With all the new apartments coming in, the city will be performing a new traffic study.

2. Treasurer's Report

	2025 YTD	2025 Budget
Total Income	\$ 27,330.22	\$252,680.00
Total Net Income	\$ 16,979.22	\$ 28,420.00
Total Expense	\$ 10,351.00	\$224,260.00
Total Reserve Expense	\$ 00.00	\$86,000.00
Total Assets	\$414,517.28	\$340,000.00

3. CD

The CD maturity date is 6/17/2025

C. Terry Wells

1. Newsletter

Last Spring the board sent out a newsletter. It highlights events and plans for the community. The board needs to decide if it is worth sending out again this Spring. Everyone agreed that it is worth sending out again this Spring and suggested possibly sending out a second letter towards the end of Summer or beginning of Fall. Terry made a motion to do a newsletter at least once a year, possibly twice. Tom seconded the motion. A vote was taken, and the motion was passed by a unanimous vote.

Joe Groussman from 2044 Sawgrass Ct. wanted to point out that the website is obsolete and outdated. Greg said they have a new developer building a new website and will be taking some of the old stuff out. The new website will even save them some money.

2. Common Areas

Trees and limbs fell in the common areas from the wind. Quinton has been cleaning it all up. He is going to get a head start on cutting the grass this year, so it won't be behind the way it was last year. No plans to do any burning in 2025.

3. Street Sweeper

Street sweeper will be coming through the neighborhood on Tuesday April 1st. Greg will send out an email to give everyone a heads-up, and Terry will put a sign up.

4. Empty Lots and Construction

1. Lot #21 Joann Sandstede, 2210 Eagle Loop, Empty Lot
2. Lot #85, John & Suzanne Hesulius, 1957 Kapela Ct., Empty Lot
3. Lot #130, Rick Griffith, 1798 Culver Loop, Empty Lot
4. Lot #151, Tom & Susan Lebengood, 1660 Scardi Blvd, New Cons
5. Lot #167, Joshua & Heather Waechter, 1772 Scardi, Empty Lot
6. Lot #174, DW&S,LLC, 1716 Scardi, Empty Lot
7. Lot #175, Susan Wyhoon, 1708 Scardi, Empty Lot
8. Lot #'s 27, 107, 110, 111, DW&S,LLC, Vacant homes

Lot 151 is finishing up and are working on paint colors. Nothing has happened with the MOB homes recently. Greg emailed Austin for an update on these houses, and he said

they are in the process of obtaining the permits they need to complete the houses on Divot and the house on ChiChi.

D. Michael George –

1. Updates on Road Maintenance

There are still a couple months until any road work is done. Will be paving on Culver where Arnie Ct. is down to the mailboxes. As it gets closer Knife River will come take a look at the road and then he will know more. There was no crack sealing done in 2024, they are hoping to do that this year and seal coat the 300 feet of road that was replaced last year. There are some areas on Eagle and ChiChi that will need patched in the future.

Gary Lee from 1829 Culver Loop wanted to know how long they expect the repair to take once they are started. They expect about 2 days.

2. Disaster Preparedness – Peggy Schaub

This month's disaster preparedness is about having extra water. 1/8th of a teaspoon of bleach will sanitize a gallon of water. She suggested keeping a little bottle of bleach with a 1/8th of a teaspoon taped to it.

E. Welcome & Social Committee – Dian Cox

1. Welcome Committee

No new homeowners from February 10, 2025 to March 10, 2025.

2. Social Committee

Dian thanked Mary for the Lemon bars.

There is still no date set for the city garage sale. It is usually the 1st weekend of June.

3. Pets & Wildlife – Reported by Dian Cox & Greg Gardner

a. Pets

There are a lot of dog feces left behind by people walking their dogs. There are doggy bag stations if anyone needs a bag to clean up after their dog. Dian requested to let her know if anyone notices these stations are empty so she can restock them.

b. Turkeys

ODFW just came out to trap the Turkeys, however they only trapped 6 turkeys. Their rule is that they can't come back to trap for 2 years. They are going to attempt to get them to come back and trap in a different area.

F. Centerpointe Property Management Report

1. Drive through was performed on Monday March 17, 2025. Just noticed a few houses that need to do some yard work, pull weeds, mow grass, etc.

2. Delinquent Charges

YTD unpaid charges = \$46,073.77

DW&S LLC, 5 lots = \$45,176.51

7 Homeowners with unpaid HOA dues and late fees = \$897.26

No water shut off notices were sent.

3. Centerpointe New Address

Centerpointe Property Management has moved to a new office. Their new location is located at 931 NW Highland St. Roseburg, OR 97470. Their new mailing address is 1224 NE Walnut St. #263 Roseburg, OR 97470.

G. Owner Comments

--Peggy said there were 20 lots in the new development above Scardi that were sold off by the original contractor and they are getting ready to build homes there. There are 19 lots off Scardi that are leveled and have plumbing in.

--Dian asked how long until the light at Dakota St. is done? They need to select an engineer, they put out an RFP and one person put an RFP in for the engineering part but have not selected that person yet. Once the engineer is done, which could take a few months, then they do have the funding to install the light.

Meeting adjourned at 7:12 PM