

High Knob Owners Association, Inc.

Board of Directors Meeting Minutes

December 22, 2025

Name	Present
Watts Hill, President	Y
Carol Phillips, Vice President	Y
Dan Smith, Secretary/Treasurer	Y
Greg Caswell, Director	Y
Jerry Pomeroy, Field Service Manager	N
Haley Mills, Administrative Coordinator	N
Quorum Present	Y

Meeting Purpose

To review HKOAI old and new business and establish action items for the continued improvement of the High Knob community.

Attendance

In Person Guests:

- Cathy Caswell

Guests via Zoom:

- Melanie Dudley
- Esther
- Dan Trigoboff
- Katherine Smith

Call to Order

The meeting was called to order at **6:00 PM**.

Old Business

Dump Truck Replacement

A new truck has been purchased to replace the old dump truck. Bed and plow upgrades are currently being installed.

Budget

- **Motion:** Watts Hill moved to accept the budget with the caveat that funds originally allocated for the truck be transferred to the **Operating Reserve**, as the truck was purchased with cash.
 - **Second:** Greg Caswell
 - **Vote:** Approved unanimously
- **Assessment Discussion:** A discussion was held with Dan Trigoboff regarding the inequality between assessed value-based fees and a flat fee structure. It was explained that under the county's collection system, the Association has reached the maximum allowable flat fee of **\$999 per lot**. Adding an assessed-value component is the only viable path forward to sustain budget requirements.
- **Network Update:** Postponed.

New Business

- **Power Surge Damage:** Carol Phillips reported damage caused by a Friday morning power surge, despite having a whole-house surge protector. Multiple High Knob residents were reportedly affected.

Financial Review

A financial review was conducted. Spending is on track year-to-date.

Executive Session

The Board entered executive session to discuss **legal and personnel matters**.

Meeting Adjourned: 7:20

Upcoming meetings:

Jan 12

Jan 26