

# 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.

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### 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**