

High Knob Owners Association, Inc.

Annual Meeting
Meeting Minutes 06/27/2021

Name	Present
Greg Sadler, President	Y
Ron Perlik, Vice President	N
Keith Arnett, Treasurer	Y
Desiree Williams, Secretary	Y
Jerry Soucy, Director	Y
Jerry Pomeroy, Field Services Manager	N
Pam Mainhart, Administrative Coordinator	Y

Meeting Purpose

To facilitate the election of new board members and provide an opportunity for current board members to give a brief report on the activities of the board for the year.

Meeting Minutes

Meeting Called to Order: 2:00 pm

Approval of Minutes from Previous 2020 Annual Meeting

Annual Meeting Minutes from 7/26/20 were reviewed. The board approved the minutes unanimously

Reports

President's Report

Mr. Sadler presented the President's report:

High Knob Community

Date: June 27, 2021

Subject: President's Report to HKOAI Members

Thank you to all High Knob residents for the continued support and cooperation as we navigated COVID impacts to our community. While we all muddled our way through the 2020-2021 fiscal year, we owe a special thanks to the High Knob staff.

- Pamela Mainhart, Administrative Coordinator
- Jerry Pomeroy, Field Services Manager
- Lee Henry, Field Services
- Phillip Henry, Field Services

These individuals are the backbone of our operation here on the mountain and maintained pace with the demands of our infrastructure and never missed a beat throughout the pandemic. They monitored and helped our community comply with the changes in CDC and Virginia COVID guidelines across all aspects of our operation with perhaps the most enjoyable milestone being the opening of the High Knob pool for the 2021 season. Thank you!

Overall, High Knob is currently in a good operating position, fiscally and in regard to our infrastructure. We just heard from Keith Arnette, HKOAI Treasurer, on the current financial status of the overall operation as well as the improvements in our financial position through Edward Jones investment accounts for our operating reserve and capital improvement accounts. HKUI's report will provide the status of our water system and the tremendous work the team has done in upgrades to the system we share. We continue to manage our road infrastructure through all the challenges that our mountain environment puts on them. Snow removal operations remained safe and as timely as possible through the storms and immediate recovery efforts. We continue to maintain, patch and pave within our operating budget year over year.

Though through many fits, starts and engaging discussions, we now have Phase 1 of the Walking Trail in place. While this initiative started with a request represented by Orv Lee in 2018; it went through several assessments and iterations lead by Liz Achey, Ron Perlik, Pam Mainhart, the late Tom Johnson, and several other members of our community. This Phase is located on and near the grounds surrounding the clubhouse and offers all residents a safe path to enjoy and explore a piece of our community. Thank you all for your perseverance, efforts, and continued engagement as we look at the subsequent phases in the coming years.

Thank you to the volunteers elected to this 2020-2021 Board. Your commitment of time and service to High Knob is most appreciated. Your engagement and eagerness to foster more fluid conversations in the monthly meetings has expanded the attendance though the use of ZOOM and improved the transparency of the operation at the same time.

Keith Arnett, thank you for your professionalism and thought leadership as member and Treasurer of HKOAI. You have led the financial planning and improved our fiscal stability during the last several years as Treasurer and for establishing that sound footing, we are extremely grateful. While you will be missed on the HKOAI Board and we look forward to the continued partnership with you as you continue to serve our community on the HKUI Board of Directors.

Looking forward, the 2021-2022 Board will continue to support the staff and tackle investment decisions. Capital improvements at our community entrances, the planning of the 2022-2023 capital improvements for the paving of additional roads, communications solutions, just to name a few. We will continue to seek and ask for members of our community to support additional committees and projects with creative solutions to the needs, wants and desires for our mountain.

For specific details surrounding the actions and additional milestones of the 2020-2021 operating year, I encourage you to visit the HKOAI website, <https://www.hkoai.com/>. Please review the meeting minutes and financial information accordingly under the Board/Budget/Bylaws portion of the site.

Thank you.

Greg Sadler
HKOAI President

Treasurer's Report

Mr. Arnett gave the treasurer's report for the year, which is attached.

Field Services Manager's Report

Mr. Sadler read Mr. Pomeroy's report, which is attached.

HKUI's Report

Mr. Arnett gave the HKUI report, which is attached.

2021 Election Results

Mr. Sadler introduced the four (4) candidates vying for three (3) open positions on the HKOAI board: Desiree Williams (incumbent), Ron Perlik (incumbent), Watts Hill, and Liz Achey.

Mr. Sadler asked the board to vote in favor of starting the ballot count. The motion passed unanimously.

Election Results Details

Ms. Mainhart tallied the ballots and confirmed that a quorum was reached. Mr. Sadler read the results:

- 138.5 ballots were cast
 - ½ votes are due to some residents having half ownership in a lot
- Totals:
 - Desiree Williams (incumbent) received 128.5 votes
 - Ron Perlik (incumbent) received 124.5 votes
 - Watts Hill received 104 votes
 - Liz Achey received 61.5 votes

- There were two (2) write-in candidates: Parker Halloway and Jim Coates each received one (1) vote.

Mr. Sadler confirmed that the new board members were Desiree Williams (incumbent), Ron Perlik (incumbent), and Watts Hill. Mr. Sadler gave his thanks to the board and members.

Meeting Adjourned: 3:33 pm

The next annual meeting will be in June 2023, specific time and date TBD.