

**HIGH KNOB OWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
AUGUST 24, 2026**

Location: High Knob Office, On Line and in person

Attendees:

Watts Hill, President
Carol Phillips, Vice President
Dan Smith, Treasurer
Soren Jacobsen, Secretary
Jim Osborn, Director
Haley Mills, Office Admin
Quorum

Present:

Present
Present
Present
Present
Present
On Line
Present

Guests:

Katherine Hendricks Smith
Ronald Perlik
Daniel Francisco
Sunshine Bunting

Call to Order

- Meeting was called to order at 6:04 PM

Agenda Items & Discussions

1. Contractor Violations & Enforcement

- Several contractor violations reported, including one repeat offender.
- **Violations included:**
 - Clearing land without posting or surveying.
 - Erosion and drainage issues damaging neighboring lots.
 - Gravel and debris on roads.
 - Violations of High Knob contract and county code.
- County inspectors visited but reported limited ability to enforce due to resource constraints (no county attorney).
- **Meeting held with:**
 - David Bean
 - Watts Hill
 - Jerry Pomeroy
 - Tony Carter
- **County suggested:**
 - Updating High Knob builder contract to require visible iron stakes and surveys.
 - Adding stronger enforcement terms to allow easier stop work orders.
 - Attorney reviewing possible contract changes and enforcement options, including potential court action and/or liens on property.

2. Front Gate and Signage Project

- Previous confusion over sign dimensions resolved.
- Board reviewed final sample designs (A & B) and voted to proceed with Version A.
- **Key actions:**
 - Builder to review installation details with Jerry Pomeroy
 - Our crew will assist by digging and setting posts
 - Verification needed for solar lighting vs. wired lighting
- Funds for project are available and will be monitored with receipts. Actual dispersion and procedure to be determined.

3. Office Network Upgrades

- All materials received, contractor ready to start.
- Adjusted contract to hourly rate for potential cost savings.
- Estimated cost: \$11,228.17
- Completion expected in about 3 weeks.
- System prepared for future upgrades with cameras and phones.

4. Pool Closure & Maintenance

- Pool temporarily closed due to pink algae.
- Treatment plan involves chemical treatments and scrubbing.
- Issue occurred once before (last year), expected reopening within a few days.
- Katherine expressed concern over timely reopening for Labor Day picnic.

5. Office Closures

- Concern raised about frequent office closures due to unforeseen circumstances.
- Recent closure due to potential contagious illness exposure, staff tested negative.
- Board acknowledged importance of ensuring coverage during office hours.

6. Labor Day Picnic Planning

- Preparations underway, need for open and clean pool emphasized.
- Crew will assist with soliciting donations for prizes.

7. Executive Session

- Entered executive session to discuss personnel matters under FOIA.
- No votes or decisions made, information-only session.

8. Post Executive Session

- Sunshine confirmed receipt of board approval to proceed with Sign Version A.

9. Motions & Votes

- **Motion:** Approve proceeding with Sign Version A, Seconded and unanimously approved.
- **Motion:** Adjourn meeting. Seconded and approved.

Adjournment

- Meeting adjourned at 7:07 PM following executive session and final approvals.

Next Steps:

- Attorney to provide contract enforcement recommendations.
- Monitor pool treatment progress for timely reopening.
- Proceed with front gate sign installation.
- Begin office network upgrade project.

Next Meeting:

Sep 14, 2026