

High Knob Owners Association, Inc.

Board of Directors Meeting Minutes
March 14, 2022

Name	Present
Greg Sadler, President	Y
Desiree Williams, Vice President	Y
Watts Hill, Treasurer	Y
Ron Perlik, Secretary	Y
Director-at-large (vacant)	
Jerry Pomeroy, Field Services Manager	Y
Pam Mainhart, Administrative Coordinator	Y

Meeting Purpose

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

Attendees

Vic Jones, Liz Achey, Jeanette Myer, Barry Smith, John Hight, Joe Cassady, and Barb Perlik

Meeting Minutes

Meeting Called to Order: 8:00 pm

Resident Comments & Questions

No resident questions were presented.

Executive Session

No executive sessions were held.

Approval of Minutes from Previous Board Meetings

Meeting Minutes were reviewed. Ms. Williams moved to approve the minutes, seconded by Mr. Hill and unanimously approved.

Financial Report

Mr. Hill presented the Treasurer's report. We have been waiting for quotes for employee medical insurance. A meeting with our Edward Jones representative went well. Mr. Hill suggested that we make no changes to our portfolio at this time. The board which will sit in July will do a re-evaluation of our risk assessment.

Staff Reports

Field Services Manager's Report

Mr. Pomeroy reported that the pool house roof sustained damage during recent high winds. He recommends replacement at a cost of approximately \$2000. Mr. Hill moved to approve up to \$3000 for the repair, seconded by Mr. Perlik and approved unanimously. Field Services staff is currently down two people due to medical issues. The board discussed how to handle this shortage and authorized Mr. Pomeroy to use his discretion to resolve the matter.

Administrative Coordinator's Report

Ms. Mainhart reported that she has received several calls from residents about possible violations of the Short-Term Rental policy.

Old Business

1. Road Improvement – The next High Knob Paving Planning meeting will be held at 7pm on April 4th.
2. Communications Solutions – Mr. Hill anticipates having an outline of the recommendations for the board that will sit in July.
3. Short Term Rentals – Ms. Mainhart has a list of questions for our attorney which will be sent March 15th. What can the Board do now about the short-term rentals? What can be done in the long term?
4. Staff member retirement – Mr. Hill made a motion to approve \$250 retirement gift for a long-time staff member, Richard Temett, to be matched by HKUI. The motion was seconded by Mr. Sadler and unanimously approved.

New Business

1. Rt. 55 Entrance - We have been approached by Joe Petty of Warren County to talk about how the County may be able to assist with improvements to the community entrance at Rt. 55. Mr. Hill and Mr. Perlik will meet with him on Wednesday, March 16th.
2. Meeting Frequency – Mr. Hill suggested that we hold meetings twice a month so that we could act on issues in a more timely manner. This would require a change to the bylaws and a vote at the annual meeting.

Meeting Adjourned: 9:02 pm

The next board meeting will be on April 11, 2022 at 8:00 pm.

Respectfully submitted by Ron Perlik, Secretary