

High Knob Owners Association, Inc.

Board of Directors Meeting Minutes
January 9, 2023

Name	Present
Greg Sadler, President	Y (zoom)
Desiree Williams, Vice President	Y
Watts Hill, Treasurer	Y
Ron Perlik, Secretary	Y
Barry Smith, Director	Y (zoom)
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

Carol Phillips, Felipe Dominguez, Liza Achey, John Hite, Jeanette Myer, Jon Wise, and Barb Perlik

Meeting Called to Order: 8:04 pm

Executive Session

No executive session was held this month.

Approval of Minutes from Previous Board Meeting

The minutes of the December 21st meeting were reviewed. Mr. Sadler moved to approve the minutes as presented. The motion was seconded by Ms. Williams and the motion passed unanimously.

Financial Report

Mr. Hill reviewed forms provided by Warren County and questioned their accuracy. He will be correcting the County's errors and resubmitting the forms. We are currently on track with our current year budget. Our short-term investments have had a negative return, however, the loss has not been as severe as the general market.

Staff Reports

Field Services Manager's Report

- A new door has been ordered to replace the damaged one at the shop.
- Mr. Pomeroy spoke with Carroll Construction regarding next Spring's tar and chip sealing. It appears that we may be able to realize an actual cost of about \$54K less than projections.
- Lee Henry has not been able to work since February 2022. Mr. Pomeroy does not feel that Mr. Henry will be able to perform the required duties should he wish to return to work. We will consult with the Association's attorney for guidance on this matter.

Administrative Coordinator's Report

- Ms. Mainhart has received positive comments from several residents in regard to the field crew's response to recent weather events.
- The Edward Jones investment accounts have been reconciled.
- Our Association attorney, Daniel Streich, has announced his retirement. We will continue to maintain our relationship with his firm under new counsel.

Old Business

- 2023-2024 Proposed Budget Submission - Mr. Hill will be submitting our 2023-2024 proposed budget to the county this week. This budget does not include pool fees as a revenue source. None the less, passes will be issued to validate resident status. Guest passes will still be sold.
- Entrance Safety Initiative - Ms. Phillips reported that Warren County has submitted an application to the state DOT for consideration of entrance improvements in the next six-year plan. The ranking of this project is not currently available. Results of a Spring public comment period may influence the weighting of this project. Comments should reinforce that the safety improvements of the main HK entrance provide a benefit to motorists at large, not just the HK community. The project will henceforth be identified as the John Marshall Highway Safety Initiative. (Supervisor Jay Butler was not able to attend this meeting. He will be invited to attend the February meeting.)

New Business

- Inclement weather proposal – Ms. Williams will revisit this item in February.
- HK Trail – Ms. Achey proposed that the trail committee meet before the next board discussion of this item.
- No HKOAI sponsored chipping – Ms. Manhart will send out a notice clarifying that there will be no Association participation in chipping branches from private property this year. Residents shall not place brush within the right-of-way.
- Line painting – Mr. Hill mentioned a resident's suggestion of an alternative line paint product. Material cost for the last application was \$1800. In comparison, the new suggested paint, while possibly superior, would cost \$22k! The Board will not be giving further consideration of the suggestion at this time.

Meeting Adjourned: 9:12 pm

The next board meeting will be on February 13th, 2022 at 8:00 pm

Respectfully submitted by Ron Perlik, Secretary