

High Knob Owners Association, Inc.

Board of Directors Meeting Minutes
February 13, 2023

Name	Present
Greg Sadler, President	Y
Desiree Williams, Vice President	Y
Watts Hill, Treasurer	Y
Ron Perlik, Secretary	Y
Barry Smith, Director	Y
Jerry Pomeroy, Field Services Manager	Y
Pam Mainhart, Administrative Coordinator	Y

Attendees

Warren County Supervisor Jay Butler, Tom Howarth, Rea Howarth, Carol Phillips, Liza Achey, John Hite, Garrison Myer, Jon Wise, and Barb Perlik

Meeting Purpose

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

Meeting Called to Order: 8:02 pm

Approval of Minutes from Previous Board Meeting

The minutes of the January meeting were reviewed. Corrections made for Desiree's last name to Williams, and Pam's to Mainhart. Mr. Sadler moved to approve the minutes as presented. The motion was seconded by Mr. Hill and the motion passed unanimously.

Financial Report

Mr. Hill stated we are slight above budget on a few line items, but the expenses are expected to even out by the end of the fiscal year. The County has had no comments regarding our submitted budget.

Staff Reports

Field Services Manager's Report

- Mr. Pomeroy found a contractor who can do chipping for the Association for \$650 less per day than our current vendor. Mr. Hill moved that the Board authorize up to \$6500 for

Association chipping expenses. Ms. Williams seconded the motion and it passed unanimously. The project would only provide chipping on Association property.

Administrative Coordinator's Report

Ms. Mainhart reported that the current newsletter has been sent and the website has been updated. A certified letter was sent by a resident regarding a covenant violation. The Edward Jones accounts have been reconciled.

Old Business

- Entrance Improvements:
 - Supervisor Jay Butler addressed the Board regarding proposed Rt. 55 entrance improvements in the Rt. 55 Safety Initiative.
 - The Project fell just short of the scoring criteria for consideration during the current planning cycle. Mr. Butler suggested that we write to the Commonwealth Transportation Board to further express our concerns regarding this initiative. A "Stopped Vehicles Ahead" flashing sign may be the first improvement to be implemented.
 - Letters to our representatives were also encouraged. Mr. Hill asked Mr. Butler when the new County real estate tax rate would be determined. Mr. Butler indicated that a public hearing would be held on March 17.
- Walking Trail: The Trail Committee met last week. There will be a walk of the 3rd section this coming Saturday morning.
- Security Systems: Mr. Hill has not been able to develop this matter further at this time due to illness.
- Inclement Weather Protocol: Ms. Williams drafted a policy to address rescheduling of any Board Meeting which must be cancelled due to bad weather. The plan would be to reschedule the next meeting for two weeks out to allow proper notification of the residents. Mr. Sadler moved to accept the proposal. Mr. Hill seconded, and the motion was passed by all.

New Business

- Redbud Tree Planting: Resident Rea Howarth indicated to the Board her interest in getting redbud trees throughout the neighborhood. The idea was accepted positively, but there are many details that would need to be identified and addressed. Financing the project would be a core concern.
- Playground Fencing: The Board discussed installing fencing around the new playground. There are no funds budgeted to install fencing this year. It could be funded by resident donations.
- 5-Year Budget Plan Review: Two volunteers have approached Mr. Hill to review our 5-year budget plan. He is open to receiving their input.
- Covenant Violation: There was a report of a covenant violation on Lazy Livin'. The matter pertains to parking and use of a vehicle on a resident's property. County guidelines would be used for any enforcement pursuits.
- Architecture Review: County codes shall be defining rule for building standards in the community. The Board will have oversight regarding covenant violations that do not follow County rules. There are currently two home under construction that have detached garages Breezeways can be added to come into compliance.

- Resident Barbara Perlik asked the Board to consider at the next meeting the matter of children skateboarding on High Knob roads.

Executive Session

An executive session was held following the regular meeting. Ms. Williams moved that only matters pertaining to personnel were discussed. Mr. Sadler seconded, and the motion was passed unanimously.

Meeting Adjourned: 10:03 pm

The next board meeting will be on March 13th, 2023 at 8:00 pm

Respectfully submitted by Ron Perlik, Secretary