

High Knob Owners Association, Inc.

Board of Directors Meeting Minutes
September 11, 2023

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

Attendees

Jeanette Myer, Garrison Myer, Liz Achey, Jon Hight, Ron Perlik, 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: 8:00 pm

Executive Session

Mr. Sadler made a motion to adjourn to an executive session to discuss personnel matters. The motion was seconded by Ms. Phillips and passed without dissent.

The board accepted the recommendation made by the Ad-Hoc committee to extend an employment offer to Jeannette James for the Administrative Assistant/Office Manager position. The offer will include reimbursement of the lesser of 50% of her health insurance premiums or \$433.00.

Approval of Minutes from Previous Board Meeting

The minutes of the July 10, 2023, August 14, 2023, and August 26, 2023, meetings were presented. Mr. Sadler motioned that the July 10 and August 26 minutes be accepted as presented. The motion was seconded and passed without dissent. Mr. Sadler motioned that the August 14 minutes be accepted with amendments. The motion was seconded and passed without dissent.

Financial Report

- Mr. Smith will have a follow-up discussion with the County to determine if monies not spent can be moved from one budget line to another after the County has approved the budget.
- Nothing significant to report.

Staff Reports

Administrative Coordinator's Report

- Nothing significant to report.

Field Services Manager's Report

- Resurfacing of roads to start soon. Mr. Hill motioned to accept Mr. Pomeroy's recommendation to pave 71,000 sq feet instead of 77,000 sq feet as originally planned. Mr. Sadler seconded the motion and it passed without dissent.
- Winterized pool and all associated equipment.
- Cleaned up fallen trees and debris in ditches from recent storms.
- The sign marking the emergency exit on Cherokee Run Rd exit has been replaced.

Old Business

- Board members will redline the draft covenants letter that was submitted by resident Lee Negroni letter and be prepared to discuss this at the October meeting. Ms. Negroni will be invited to the meeting to participate in the discussion.
- The Warren County Planning Commission has drafted recommended changes to the existing short term rental zoning regulations that potentially could have significant impact on neighborhoods. Mr. Hill participated in a workgroup with other county POA/HOA boards to draft a letter requesting the commission to consider an alternative proposal (option C). Mr. Hill motioned that the Board sign the letter officially supporting option C. Mr. Sadler seconded, and the motion passed without dissent. Mr. Hill encouraged everyone to attend the Warren County Planning Commission meeting on September 13, 2023, to voice concern about their recommended changes and to support the alternative proposal.

New Business

- \$5961.43 bid received to replace the arm on the front gate. The tiger teeth on the inbound lane are in good condition but the outbound lane teeth are worn and need to be replaced. Mr. Sadler motioned to replace the gate arm and to relocate the tiger teeth from the inbound lane to the outbound lane. Mr. Hill amended the motion to include purchasing new tiger teeth for the inbound lane but did not receive a second. Mr. Sadler's motion was restated and seconded by Mr. Smith. All voted in favor except Mr. Hill who voted against the motion. The motion passed.

Meeting Adjourned: 9:35 pm

The next board meeting will be October 9, 2023, at 8:00 pm

Respectfully submitted by Carol Phillips, Secretary