

# High Knob Owners Association, Inc.

Board of Directors Meeting Minutes  
September 12, 2022

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

Liz Achey, Wes Gillespie, Jeanette Myer, and Orv Lee.

## Meeting Minutes

Meeting Called to Order: 8:00 pm

No Executive Session

## Approval of Minutes from Previous Board Meetings

Minutes of the August meeting were reviewed with no corrections or additions. Mr. Perlik moved to approve, seconded by Mr. Sadler and passed by all present.

## Financial Report

We have some working capital which we may invest in CDs. that would mature by the time we need to spend it. We are currently under budget due to lower labor costs than anticipated. The OA budget will need to be submitted to the county in January. Our first planning meeting will be held on Oct 18<sup>th</sup> at 7pm.

## Staff Reports

### Field Services Manager's Report

The tool room in the maintenance building was upgraded. Mr. Pomeroy has received current pricing for tar & chip and asphalt. The tennis court has been refurbished and the parking area there has been expanded. Mr. Pomeroy has spoken with a contractor regarding camera placement at the clubhouse and shop.

A new employee started today and looks to be a good fit. Another new employee has missed a lot of time due to health issues.

### Business Operations Report

Ms. Mainhart spoke with our accountant to determine if employees not enrolled in our health plan could claim the 50% HK contribution for themselves. It was recommended that we consult our lawyer or our payroll company for clarification.

## Old Business

1. Long-term paving project: There have been no further question or comments since the last discussion.
2. Playground project: The first piece of equipment is expected to be delivered tomorrow. A resident has volunteered to finance a seesaw.
3. Employee Handbook: The language will be modified to state that vactaion time must be used when sick time has been exhausted. Mr. Hill made a motion that the change become effective October 1, 2022. The motion was seconded by Ms. Williamss and approved by all.

## New Business

Property Owners of Shenandoah Farms held a meeting on August 24 which was attended by Mr. Sadler and Mr. Perlik. A significant item of discussion was their difficulty in getting Sanitary District funds released for their budgetary needs. High Knob has had no such issues, but we will informally follow this matter as it may pertain to our concerns.

## Meeting Adjourned: 8:59 pm

The next board meeting will be on October 10th, 2022 at 8:00 pm.

*Respectfully submitted by Ron Perlik, Secretary*