

# High Knob Owners Association

## Board of Directors

### Meeting Minutes 05/08/2017

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Name	Present
Judith Sikora, President	X
Vacant, Vice President	
Chris Hindman, Secretary	X
Jim Osborn, Treasurer	excused
Michael Richards, Director	X
Jerry Pomeroy, Field Services Manager	X
Linda Farrell, Business Manager	X

**Meeting Purpose:** *To review High Knob Association old and new business and establish any action items for the continued improvement of the High Knob Community.*

#### Meeting Called to Order at 8:02pm

1. Comments from residents
  - a. Lori Oaks would like to create committees to work on events within High Knob for families and informational purposes
2. Minutes from previous meeting were presented, per HKOA President - quorum not established, minutes from previous month will be discussed in the June 2017 meeting.
3. Financial Report
  - a. Questions can be directed to Jim Osborn
4. Business Manager
  - a. No complaints from homeowners
  - b. Transfer of WIX website to HKOAI ownership took place. Some apps were affected and had to be corrected. HKOAI is now a .COM instead of a .ORG.
    - i. We have individuals to address any further issues
  - c. Real Estate inquiries and tree removal inquiries have increased
  - d. Paperwork completed to hire 5 pool monitors
  - e. Received bios for interested parties to run for open board positions
  - f. Office Manager will be off on Friday May 26
5. Field Services Manager
  - a. Pool and pool area brought up to standard for season
  - b. Leak in the bathroom fixed to include mending ceiling
  - c. Pool cover has failed; it will cost approximately \$5,000 to replace. This has been in the budget for some time; Jerry has done all he could to extend the life of the cover.
  - d. Replaced 16-year-old pressure washer
  - e. Jim Osborn donated traffic barrels and cones, this was a big savings to the community
  - f. Cleaned ditches/seasonal maintenance conducted of shop and roadways
  - g. Received bids to replace the clubhouse roof to include bids from;
    - i. Don Largent Roofing; \$18,879
    - ii. Skyline Roofing; \$22,424

- iii. Russell's Roofing; \$34,506 (material/labor); (Option A-\$800 additional dollars and Option B-\$2,800 additional dollars)
  - 1. Each contractor offers same warranties
  - 2. The community budgeted \$30,000 for this project
- h. Conducted architectural reviews for tree removal
- 6. Old Business
  - a. Judy will send a letter to Warren County Sheriff regarding the speed sign, Chris will send Judy information needed for the letter by 06/2017 meeting.
  - b. Pool Hours
    - i. Linda will be available Wednesday evening from 5:30 to 7:30 and will adjust her schedule accordingly for pool passes
  - c. FireWise
    - i. May 20<sup>th</sup> at the club house
    - ii. There will also be an open house for the water, equipment, etc for residents
    - iii. Gina Williams is retiring, there is a new FireWise director for our county, Judy will follow up to get information to start coordinating with the new director.
- 7. New Business
  - a. Annual Meeting
    - i. Sunday, July 9 at 2:00 pm
  - b. Activities Committee
    - i. Attempting to get committees assembled to discuss plants, winter on high knob, etc.
    - ii. Will need to do fundraising to support activities on the mountain
  - c. The HOA will need to decide whether to allow residents to raise chickens
    - i. Warren County has passed regulations that allow a property owner to have up to 6 chickens per property
    - ii. If the HOA allows chickens per county regulations, the county enforces those regulations
    - iii. If the HOA does not allow chickens, it will have to enforce the prohibition of chickens
    - iv. Action will be taken on the issue at the June 2017 meeting

**Meeting adjourned 8:50pm**

**Next Board Meeting will be held on 06/12/2017**

**8:00pm at the Club House**

**Respectfully submitted by Chris Hindman**