

High Knob Owners Association, Inc.

Board of Directors
Annual Meeting Minutes 07/26/2020

Name	Present
Liz Achey, President	Y
Greg Sadler, Vice President	Y
Keith Arnett, Treasurer	Y
Desiree Williams, Secretary	Y
Ron Perlik, Director	Y
Jerry Pomeroy, Field Services Manager	N
Pam Mainhart, Administrative Coordinator	Y

Meeting Purpose

To facilitate the election of new board members and provide an opportunity for current board members to give a brief report on the activities of the board for the year.

Meeting Minutes

Meeting Called to Order: 2:00 pm

Approval of Minutes from Previous 2019 Annual Meeting

Annual Meeting Minutes from 8/25/19 were reviewed.

For context:

- The July 2019 annual meeting minutes were approved during the September 2019 board meeting and unanimously approved.
- The August 2019 annual meeting was held because there was no quorum during the July 2019 annual board meeting.

For the August 2019 annual meeting minutes, Mr. Arnett asked the board to change the vacant positions from three (3) to two (2), which was affirmed. Ms. Achey moved to approve the August 2019 annual meeting minutes as amended. The motion passed unanimously.

Reports

President's Report

Ms. Achey gave the president's report, touching on the following items:

- Some completed projects:
 - 700 tons of asphalt and 60,000 yards of tar and chip were completed
 - 75% of the field services time was spent on HKUI projects.
 - A new roof was installed on the shop.
- Some upcoming projects:
 - Create a community trail around the Clubhouse
 - Install Skyline Drive signage at the entrance
 - Install new windows in the Clubhouse and apartment
 - Offer High Knob winter and chain clinics
- The board and members discussed the safety issues at the front gate, as well as concerns about the functionality of the front and back gates.

Treasurer's Report

Mr. Arnett gave the treasurer's report for the year, saying the state of HKOAI's finances are very good.

- For the 2019-20 fiscal year, HKOAI was above the income projections and below the expense projections.
 - Mr. Arnett noted the additional income from new construction on the mountain. Clubhouse rentals were down due to COVID restrictions.
 - Costs associated with road maintenance were significantly more than projected due to the re-paving effort that rolled over from the previous fiscal year.

Field Services Manager's Report

Ms. Achey read Mr. Pomeroy's report, which outlined some of the field service's accomplishments:

- Installed camera systems at front and back gates
- Maintained roads, which saves HKOAI thousands of dollars a year because it's done in-house
- Installed basketball net

HKUI's Report

Mr. Arnett gave the HKUI report, highlighting the following:

- There were no major water issues during the past year.
- Routine leaks were addressed in a timely fashion.
- Mr. Pomeroy initiated a water meter replacement project.

- Ms. Mainhart implemented a new water billing system.
- A spring on Salt Lick Rd. will be brought online
- Re-lining the county reservoirs

2020 Election Results

Ms. Achey introduced the four (4) candidates vying for two (2) open positions on the HKOAI board: Jerry Soucy, Watts Hill, Greg Sadler (incumbent), and Liz Achey (incumbent). Ms. Achey asked the board to vote in favor of starting the ballot count. The motion passed unanimously.

Election Results Details

Ms. Mainhart tallied the ballots and confirmed that a quorum was reached. Mr. Arnett read the results:

- 178.5 ballots were cast
 - The ½ vote is due to one resident owning a partial lot
- Totals:
 - Liz Achey received 89.5 votes
 - Greg Sadler received 93 votes
 - Watts Hill received 82 votes
 - Jerry Soucy received 92 votes
- There was 1 write-in candidate

Mr. Arnett confirmed that the new board members were Greg Sadler (incumbent) and Jerry Sourcy. Ms. Achey gave her thanks to the board and members.

Meeting Adjourned: 3:27 pm

The next annual board meeting is in June 2021, specific time and date TBD.