

High Knob Owners Association, Inc.

Board of Directors Meeting Minutes

October 13, 2025

Name	Present
Watts Hill, President	Y
Carol Phillips, Vice President	Y
Dan Smith, Secretary	Y
Greg Caswell, Director	N
Jerry Pomeroy, Field Service Manager	Y
Haley Mills, Administrative Coordinator	N
Quorum Present	Y

Meeting Purpose

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

Guests:

Guests via Zoom:

Katherine Smith

Melanie Dudley

Sarah Belville?

John Hight

Ron Perlik

Meeting called to order: 7:05

Old Business

Watts Hill moved to accept the September 22 meeting minutes, Dan Smith seconded, and it was approved by all present.

Discussion about inviting folks outside the community to the prayer meeting at the clubhouse. It was agreed that we encourage the meeting, but would like to limit participation it to the High Knob community. Watts Hill moved to limit participation to High Knob residence, seconded by Carol Philips, and approved by all present.

New Business

The budget meeting Saturday was productive and well attended. There was concern expressed about paving gravel roads. Approximately 50% of the roads are paved. We do not have current estimates for paving or tar chip coating gravel roads.

Jerry is seeking bids on a new dump truck. The current truck is a 2002 and cost \$20,000 in repairs last year. The plan is to keep the old truck as a backup.

Field Service Manager report

- Move little refrigerator in office and cut cabinet back to make room for full size refrigerator
- Take splitter to the shop for carburetor repair
- Move everything in the shop and vacuum
- Repair clutch between splitter and pump
- Split wood for the ship and stack inside
- Clean off the bank around the bottom parking lot and haul off brush. Seed and straw
- Finish painting lines on the main road
- Clean out area under the bath houses and blow leaves
- Patch bad spots in asphalt with hot mix
- Get prices for new truck, bed and plow
- Keep up with mowing and weed eating
- Change out breaker and add three new electrical plugs at the shop
- Keep up with tree removal requests
- Service blower and start blowing ditches
- Remove sickle bar mower and store for the season
- Blow out gutters on the shop

Budget discussion

- How to split labor between UI and OA since some staff work for both.
- How much should we be spending on medical reimbursement?
- How is the commercial insurance package split between liability, workers compensation, etc. Are the new employees listed to drive the vehicles?
- What are we actually paying for legal services under the new retainer?
- How much are we paying for the new Paychex package?
- We need to determine the split between fuel and propane, since they appear to be comingled.
- Discussed helping pay for improvements to the trail system. A request was made for \$2,000.
- Should we be spending money on Fire Wise?
- It was decided budget \$3,000 for community events.

The High Knob Utility Board elections were held with the following results:

Carol Phillis – President

Tom Lloyd – Vice-President

Don Hatterberg – Treasurer

Tony Pomilla - Director

Dan Copher - Director

Executive session to discuss a personnel issue

Meeting Adjourned: 9:21

Upcoming meetings: