

High Knob Owners Association, Inc.

Board of Directors Meeting Minutes
May 9, 2022

| Name | Present |
|--|---------|
| Greg Sadler, President | Y |
| Desiree Williams, Vice President | Y |
| Watts Hill, Treasurer | Y |
| Ron Perlik, Secretary | Y |
| Director-at-large (vacant) | |
| 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, Carol Phillips, Jeanette Myer, John Hight, Dawn Hagen, Barbara Perlik, and Sera Smith.

Meeting Minutes

Meeting Called to Order: 8:04 pm

Approval of Minutes from Previous Board Meetings

Meeting Minutes were reviewed. Ms. William moved to approve the minutes as presented, Mr. Watts seconded, and the minutes were unanimously approved.

Financial Report

Mr. Hill presented the Treasurer's report. Equipment repair expenses have exceeded projections, but they were necessary to keep operations ongoing. Mr. Hill met with representatives of two other investment firms to get additional insight on our investment strategies. Under current market conditions, we may wish to focus on maintaining principal rather than attempting growth.

Staff Reports

Field Services Manager's Report

Mr. Pomeroy started getting the pool ready for the upcoming season. Three young people have been identified as suspects in the recent acts of vandalism. Those individuals and two of their parents have been spoken to by Mr. Pomeroy. The incidents were documented and reported to the Sheriff's department. The prospect of installing security cameras was discussed again. Mr. Hill and Mr. Pomeroy will review previous research on this matter.

Administrative Coordinator's Report

Ms. Mainhart reported that several residents have offered assistance in replacing the playground equipment which was vandalized. A 50-50 cost share arrangement was proposed. Ms. Mainhart and Mr. Pomeroy will look at suitable equipment. Resident Liz Achey offered to donate profits from her business for a limited time to kick off this campaign.

Old Business

1. Road Improvement – Ms. Williams met with the Utility Board to report the results of the five planning sessions. That board was open to the ideas presented. Mr. Sadler moved to adopt the road improvement strategy plan regarding the paving and investments per the methodology developed during the planning sessions. Ms. Williams seconded, and the plan was unanimously approved.
2. Rt 55 & High Knob Entrance – Resident Carol Phillips reported that she and Mr. Sadler recently met with VDOT to discuss the hazards at this intersection. Some preliminary improvements are expected to be implemented during fiscal year 2023. Warren County has submitted a preliminary application for the creation of a turn lane, a more distant project.
3. Communications Solutions – Deferred to the July meeting.
4. Short Term Rentals – Two properties under review are not subject to the six month minimum rental period per their specific covenants. Noise, parking, and other overall violations will be enforced. Neighbors are encouraged to report to the Sheriff's Department rather than rely on HKOAI to initiate a response.
5. Bond Fees for New Home Construction – Mr. Hill moved that the fee be increased from \$2,500 to \$4,000 effective July 1, 2022. This was seconded by Ms. Williams and approved by all.

New Business

Staff Health Insurance – Information presented tonight will be discussed at the Special Meeting on May 24, 2022.

Meeting Adjourned: 9:26 pm

A Special Meeting will be held on May 24th, 2022 at 7pm.

The Annual Meeting is on June 26th, 2022 at 2pm.

The next regular board meeting will be on July 11th, 2022 at 8:00 pm.

Respectfully submitted by Ron Perlik, Secretary