

# High Knob Owners Association, Inc.

Board of Directors Meeting Minutes

June 10, 2024

Name	Present
Greg Sadler, President	Y (ZOOM)
Watts Hill, Vice President	Y
Barry Smith, Treasurer	Y
Carol Phillips, Secretary	Y
Desiree Williams, Director	Y
Jerry Pomeroy, Field Services Manager	Y
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 in attendance: Bryce and Marina Smith

Guests in attendance via Zoom: Jon Height, Ron Perlick, Dan Smith, Barbara Perick, Jeanette Myer, Andrea Negroni, Ester, Kelly, Kris Henry

Meeting Called to Order: 8:03 p.m.

## Executive Session

There was an executive session at this meeting. Mr. Williams certified that only personnel and employment issues were discussed and that no decisions were made. The session started at 9:18 pm and ended at 10:25 p.m.

## Review of minutes

- The meeting minutes from the May 13 and May 27<sup>th</sup> meeting were reviewed. Mr. Hill motioned that the minutes be approved as written, Ms. Williams seconded. Motion passed without dissent.

## Financial Report

- H6 Small Business Solutions has been contracted to do accounting work for both HKOAI and HKUI. They have been reviewing transactions, auditing QuickBooks, and making minor adjustments to the way transactions have been categorized.

## Staff report

- Mr. Pomeroy reported that speed bumps have been installed on both inbound and outbound lanes at the front gate. In addition, the tiger teeth have been installed on the outgoing lane. Notice will go out to the residents advising them of that the gate will be in service Wednesday, June 12 at 12:00 p.m.
- Pool has been opened.
- Performed normal maintenance of common areas
- Asked that funds be included in next year's budget to hire a vendor to cut back trees and shrubs along the roadways.

### **Old Business**

- Annual Meeting/Election of Board members. Mr. Hill will go to the Treasurer's office and pick up the list of members in good standing.
- Potential renters were interested in the apartment, but they couldn't take possession until August. They did not want to put down a deposit so far in advance. There was interest from another person, who asked for a waiver of the no pet policy. That request was denied. If there is no other interest within the next 30 days, Mr. Hill will reach out to the 1<sup>st</sup> renter to see if they are still looking.

### **New Business**

- Potential new homeowners, Bryce and Marina Smith, requested a waiver to the HKOIA bylaws that limit the number of dogs per household to two. They are professional dog trainers who own three dogs, and they plan to fence in their backyard. It is possible that our bylaws are not in accordance with the county ordinances re: number of dogs. This was tabled for another time. After discussion, Mr. Hill motioned that HKOIA grant a 1-time exemption to the bylaws to allow the Smith's to have three dogs at their residence at 51 Windy Way. If the animals become a nuisance, or the sheriff's office is called, HKOAI reserves the right to revoke the waiver.  
Ms. Phillips seconded the motion, all in favor except Mr. Smith, who voted no. The motion passed.
- The next work session for Phase 3 of the walking trail will be held June 16. Meet in the Boulder parking lot at 9:30 a.m.

**Meeting Adjourned:** 10:28 p.m.

Upcoming meetings:

Regular Board Meetings:

June 24, 2024, at 7:00 p.m.

Annual Meeting:

June 23, 2024, at 2:00 p.m.

*Respectfully submitted by Carol Phillips, Secretary*