

# High Knob Owners Association, Inc.

Board of Directors Meeting Minutes (revised)

August 9, 2021

Name	Present
Greg Sadler, President	N
Jerry Soucy, Vice President	Y
Watts Hill, Treasurer	Y
Ron Perlik, Secretary	Y
Desiree Williams, Director	Y
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.

In Attendance – Jay Buckner, Vic and Judy Jones, Barry Smith, Jeanette Myer, Liz Achey, Rajesh Krishman, John Hight, John Comeau, Luis Villanueva, and Barbara Perlik.

## Executive Session

There was no Executive Session this month.

## Meeting Minutes

Meeting Called to Order: 8:00 pm

Jerry Soucy presided in the absence of Mr. Sadler

## Approval of Minutes from Previous Board Meetings

Minutes of July Board Meeting were approved with two corrections. Minutes of special meeting held in July were approved with one addition.

## Treasurer's Report

Mr. Hill commended Mr. Arnett's work as previous Treasurer. Mr. Hill is working with Ms. Mainhart to become more familiar with the processes.

## Staff Reports

### Field Services Manager's Report:

Mr. Pomeroy's report highlights:

- Continuing to maintain pool
- Pool crew is doing an excellent job
- Walked building lots with contractors
- Tennis court upgrade is likely to be deferred to Spring 2022. Cost will be held.
- Water meter replacement project continues
- Winter preparation of equipment to commence soon

There appeared to be recent vandalism of the main gate, but no damage was sustained. Review of the recording system did not reveal any suspicious activity.

### Administrative Coordinator's Report:

Ms. Mainhart's report highlights:

- 12.5% increase in pool pass sales compared to 2019. Pool scheduled to close after Labor Day but may be extended depending on the weather.
- Town Hall meeting is scheduled on 8/14/2021.
- A trail work day is planned for 8/15/2021.
- Comcast internet and phone service have been installed and are working well.

## Old Business

**Emergency Communications:** Mr. Hill and Ms. Williams continue to work on this initiative. This will be revisited at the September HKOAI board meeting.

**Short Term Rentals:** Mr. Hill has contacts in Warren County Government and will reach out for suggestions for dealing with the issue. Can we limit short term rentals to 6 months or longer? John Comeau (resident) asked what problems HKOAI has had with short term rentals in the past. Problems mentioned in response included violations of the ATV policy, fire safety, and nuisance traffic. It was mentioned that there are more than a dozen sets of covenants that cover the various lots in this community. This can make violations hard to determine.

## New Business

**Firewise:** Barb Perlik has volunteered to be neighborhood coordinator. She stated that Firewise has a three year cycle: one year with full grant fund, second year half grant and third year no grant funds. 2021 is a no grant fund year, but we still need to have required activity and report hours/expenses to meet a minimum every year to stay in the program. Barb Perlik and Liz Achey will present a report to the board at the September meeting. A suggestion was made to add a larger budget for chipping in the next year's budget.

**Financial Audit** received.

**Road Paving Plan:** Ms. Williams has a spreadsheet outlining pavement status of the community roads. She will present info at the October meeting. No roads are planned for paving this year; maintenance only.

**Meeting Adjourned: 9:09 pm**

The next Board meeting is on September 13, 2021 at 8:00 pm at the clubhouse and on Zoom.

Minutes respectfully submitted by Ron Perlik, Secretary