

# High Knob Owners Association, Inc.

## Board of Directors Meeting Minutes

April 14, 2025

Name	Present
Watts Hill, President	Y
Carol Phillips, Vice President	
Desiree Williams, Treasurer	Y
Dan Smith, Secretary	Y
Greg Casewell, Director	Y
Jerry Pomeroy, Field Service Manager	Y
Linda Everett, Office Manager	Zoom
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:

Catherine Caswell

Neil Klopfenstein

#### Guests via Zoom:

John Hight

Barry Smith

Barb Perlik

Meeting called to order: 7:00 PM

### Old Business

Watts Hill made a motion and Greg Caswell seconded approval of the minutes for March 10<sup>th</sup>.

It was requested to amend the March 24<sup>th</sup> minutes to exclude the Board from the approval of Architectural Review requests. Although the Board can review Architectural Review requests, final approval will fall to Jerry Pomeroy. not removed for March 24

Watts Hill made a motion and Greg Caswell seconded approval of the minutes for March 24<sup>th</sup> with amendment as mentioned.

Town Square notifications for water outages etc.

#### Pool passes

The board discussed pool pass management for the upcoming season. They decide to order new passes for this year, with Jerry Pomeroy making a motion that is seconded by Greg Caswell and approved. Linda

Everett is tasked with purchasing the passes on Amazon. The current process for guest passes and cash payments at the pool will continue for now, but the board is open to exploring improvements, including the possibility of using Town Square for digital management and credit card payments. They also note that pool monitor hiring is in progress, with potential candidates expressing interest.

### **New Business**

Neil Klopfenstein's request to install a 7-foot deer fence around their wooded property to protect new tree growth from deer. The board members express concerns about the fence's height and effectiveness, citing research that suggests deer can clear fences up to 15 feet high. They recommend alternative solutions such as using Irish Spring soap as a deterrent. The board requests more information, including a diagram, material specifications, cost estimates, and neighbor approval letters before considering the proposal further. They also suggest contacting the Smithsonian for information on their deer exclusion fencing methods.

### **Hiring New Equipment Operator Discussed**

In the meeting, HKOAI discussed the hiring of a new equipment operator, Chris Fulton, who is set to start the following day. HKOAI expressed hope that Chris would be as good as his references. The crew size is expected to return to its previous state after Quentin's move to water. HKOAI also mentioned the possibility of one leaving the crew, but no decision has been made yet. HKOAI also discussed the weather and the need to be mindful of it. Linda presented her office manager's report, which included updates on agreements, the website, and water initiatives. HKOAI also mentioned an 8-page document that builders have to sign, which is being updated.

### **Equipment Maintenance and Road Repairs**

Jerry Pomeroy provided an update on equipment maintenance and repairs. He reports that the backhoe received new stabilizer arms, and the bobcat underwent a complete service, which is a routine maintenance costing around \$2,000 every 1.5 to 2 years. The white truck was sent to the shop for a sensor issue. Jerry also mentions ongoing road repairs, including extensive gravel work on side roads and the back road, which is expected to cost between \$3,000 to \$5,000 in gravel alone. The group discusses the importance of distinguishing between planned and unexpected repairs for budgeting purposes.

Linda's Everett reports that she has finalized the clubhouse rental agreement. She is working with Watts Hill to finalize the Construction Agreement. The membership agreement has been updated to remove specific rates.

Website maintenance:

- Posted updated agreement and removed duplicate form from 2018
- Updated profile to change 2FA to office cell and remove users no longer authorized
- Uploaded all approved minutes through 2/24/25
- Updated new resident and realtor information

Request sign to not read your mail at the mail box

**Meeting Adjourned: 6:50**

Upcoming meetings: