

High Knob Owners Association, Inc.

Board of Directors Meeting Minutes
February 15, 2022

Name	Present
Greg Sadler, President	Y
Desiree Williams, Vice President	Y
Watts Hill, Treasurer	Y
Ron Perlik, Secretary	Y
Vacant Position, Director	-
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

Donna Bonzagni, Barbara Perlik, Jeanette Myer, Jim Coats, Brian and Ruthie Miller

Meeting Minutes

Meeting Called to Order: 8:01 pm

Resident Comments & Questions

No resident questions were presented.

Executive Session

An Executive session was called to discuss a Board vacancy and personnel matters.

Announcements following the Executive Session

Mr. Soucy has sold his house, thus creating a vacancy on the Board. This vacancy will not be filled until the annual election. Ms. Williams will serve as Vice President in the interim.

The Board also determined that distribution of the responsibilities of the HKOAI and UI staff members may need to be reapportioned.

Approval of Minutes from Previous Board Meetings

Mr. Hill motioned and Ms. Williams seconded that the minutes be approved. The motion passed unanimously.

Financial Report

Mr. Hill reported that the finances are on track. The current Sanitary District payment from Warren County has been received.

Staff Reports

Field Services Manager's Report

Mr. Pomeroy reported that there have been significant equipment issues this season. The major concerns appear to be resolved at this point. The Board considered options for backup providers during unanticipated equipment downtime.

Administrative Coordinator's Report

Ms. Mainhart sent out the most recent newsletter. She has received several expressions of concern from residents regarding short term rentals in High Knob. This topic will be addressed under New Business.

Old Business

- Field Services Position: Four applications for the position were received. Shane Heater accepted an offer and began employment with High Knob.
- Road Planning: Ms. Williams reported on the third session of road planning meetings.
- Communication Solutions: Mr. Hill will present a review of options identified thus far at the May Board meeting. Core requirements will be revisited at the March meeting.
- Short Term Rentals: A resident has been using their home for a short term rental in violation of county code. The resident has been manipulating the system to their advantage. The county has not been supportive in enforcing the code. Ms. Mainhart will consult with HKOAI's attorney for advice. Mr. Sadler moved and Ms. Williams seconded the motion that the Board approve the expense of consultation with High Knob's attorney. It passed unanimously.

New Business

The fee for culvert cleaning is now \$35. Mr. Pomeroy suggested that the fee should be increased to \$100 to be charged to the residents who do not perform this task themselves. A notice will be included in the next High Knob newsletter with the policy effective mid-March. A motion to do so was made by Ms. Williams, seconded by Mr. Hill, and passed unanimously.

Meeting Adjourned: 9:26 pm

The next board meeting will be on 03/14/2022 at 8:00 pm.

Respectfully submitted by Ron Perlik, Secretary