

# High Knob Owners Association, Inc.

Board of Directors Meeting Minutes

April 11, 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

Rea Howarth, Vic Jones, Barry Smith, Jeanette Myer, Dawn Hagen, Liz Achey, John Hight, Alison Cleary, Luis Villanueva, and Barb Perlik

## Meeting Minutes

Meeting Called to Order: 8:06 pm

### Resident Comments & Questions

No resident questions were presented.

### Executive Session

During the Executive Session, the board discussed feedback from the attorney regarding short-term rentals. The majority of the neighborhood covenants restrict rentals to six months or more. The High Knob Board will continue to monitor and work to uphold the covenants accordingly. Based on this, the Board is better prepared to pursue actions that may arise. Ms. Williams moved that this was the only matter that was discussed. Mr. Perlik seconded and the motion passed unanimously .

## Approval of Minutes from Previous Board Meetings

Meeting Minutes were reviewed. Mr. Sadler moved to approve the minutes, seconded by Ms. Williams, and unanimously approved with two spelling corrections and one point of clarification.

## Financial Report

Mr. Hill presented the Treasurer's report. Our investments are currently not earning positive returns. We may wish to review how our funds are allocated. Mr. Hill is waiting for feedback from financial advisors. He expects to be able to present recommendations at the May meeting.

## Staff Reports

### Field Services Manager's Report

Mr. Pomeroy reported that the new hire is back from his illness. Ditching, grading, and graveling is expected to commence in about a week. The new roof for the pool house has been installed within budget, approximately \$2,000. Preparations for opening the pool will begin in around one to two weeks. A call for community volunteers to assist with the opening will go out. The playset at the clubhouse was vandalized and the remains were removed to eliminate further risk. Alternative equipment will be researched. Tennis court renovations are now underway.

### Administrative Coordinator's Report

Ms. Mainhart reported that she has been reviewing covenants for several lots where short-term rentals have been taking place.

## Old Business

1. Road Improvement – The last planning session will be held on April 21<sup>st</sup>. Ms. Williams will met with the HKUI board after the final session to make them aware of pending plans.
2. Rt 55 & High Knob Entrance – Several residents met with County staff to express their concerns. The county was sympathetic to our concerns. Financing is a major factor affecting the timeline for any improvements. Possible funds from the federal infrastructure bill might be available for this project. HK might need to put up a significant financial share.
3. Communications Solutions – Mr. Hill reported that a meeting on this matter had to be cancelled unexpectedly.

## New Business

The current road bond fee for new home construction has been \$2500 for over 15 years. This amount has been insufficient to cover damage to the roads in the past. This issue will be researched, and revisited at the May board meeting.

## Meeting Adjourned: 9:21 pm

The next board meeting will be on May 9th, 2022 at 8:00 pm.

*Respectfully submitted by Ron Perlik, Secretary*