

High Knob Owners Association, Inc.

Board of Directors Meeting Minutes
October 10, 2022

Name	Present
Greg Sadler, President	Y
Desiree Williams, Vice President	Y
Watts Hill, Treasurer	Y
Ron Perlik, Secretary	Y
Barry Smith, Director	Y (online)
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

Liz Achey, Barbara Perlik, John Hight, Jeanette Myer, Lee Garrison Myer, Orv Lee and Joan Ahier.

Meeting Called to Order: 8:01 pm

Approval of Minutes from Previous Board Meetings

Minutes of the September 12th board meeting were reviewed with no changes. A motion to approve was made by Mr. Hill, seconded by Ms. Williams and approved by all present.

Financial Report

Mr. Hill reported that we are currently on track with our budget for the year. Our two investment accounts have lost about 18%, but we have not lost more than our initial investment. Our cash reserves include unspent funds from the previous year's budget. Some of this money is being considered for investment in short-term (90-day) CDs which would mature at the time the funds would be needed. Mr. Sadler moved that we open a third account with Edward Jones to hold surplus funds in CDs. The motion was seconded by Ms. Williams and approved by all. We will discuss the division of CD purchases (short-term vs. long-term) at our Oct. 19 budget meeting.

Staff Reports

Field Services Manager's Report

Mr. Pomeroy proposed to hold the winter on High Knob presentation on November 5th to comprise of the chain clinic and open house. Mr. Sadler moved to approve the proposal, which was seconded by Ms. Williams and approved by all.

A High Knob homeowner had several dead trees cut down mistakenly by a contractor for the Smithsonian Conservation Biology Institute (SCBI). HK covenants only address remedy for the destruction of live trees. The board chose to leave resolution of the matter between the homeowner and SCBI.

Mr. Pomeroy and Mr. Hill have received a quote for security cameras to cover the pool area, recreation area, and the shop. The cost would be \$16,431. We will seek additional quotes based upon the availability of contractors and any additional specifications we may desire.

Trucks and equipment have been prepared for winter service.

Business Operations Report

Ms. Mainhart reported that HK has exceeded the goal for homeowner contributions to the playground fund. Two additional pieces of equipment will be ordered in the near future.

Old Business

The 2023-2024 Budget meeting will be held at 7pm on October 19th.

New Business

We need a new Firewise Manager. Ms. Mainhart will post the opening in the next Life on High Knob newsletter.

Mr. Perlik indicated his willingness to assist with reviewing tree removal requests. This would relieve some of the work load off the field services staff. Mr Perlik is retired from a lengthy career in tree care and is a Certified Arborist. Ms. Mainhart will research our current insurance coverage to determine if the Board and Mr. Perlik would be adequately protected for this function.

Resident Garrison Myer spoke in opposition to a tree removal denial. The Board discussed adopting a policy whereby a resident appealing a denial of permission for tree removal could hire, at their own expense, a Tree Risk Assessment Qualified (TRAQ) credentialed arborist to assess the tree and provide a written report for reconsideration by the board.

Joan Ahier addressed the Board to describe her efforts to clean up the trash at the main entrance. It was suggested that a light be installed at the upper end of the parking lot. Periodic changing of the entrance code was also discussed.

Meeting Adjourned: 9:58 pm

The next board meeting will be on November 14th, 2022 at 8:00 pm.

Respectfully submitted by Ron Perlik, Secretary