

High Knob Owners Association, Inc.

Board of Directors Meeting Minutes
July 11, 2022

Name	Present
Greg Sadler, President	Y
Desiree Williams, Vice President	Y
Watts Hill, Treasurer	N
Ron Perlik, Secretary	Y
Barry Smith, 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.

Attendees

John Hight, Orv Lee, Liz Achey, Elaine Sadler, Kelly Cody, Jeanette Myer, and Barb Perlik

Meeting Minutes

Meeting Called to Order: 8:00 pm

Resident Comments & Questions

No resident questions were presented.

Executive Session

Mr. Sadler moved to go into an Executive Session, seconded by Ms. Williams, passed unanimously. During the session the following positions were agreed upon: President - Mr. Sadler, Vice President – Ms. Williams, Treasurer – Mr. Hill, Secretary – Mr. Perlik, Director at Large – Barry Smith. The Board also discussed a staffing issue. Mr. Sadler moved to state that no other topics were discussed, Ms Williams seconded, and approved unanimously.

Approval of Minutes from Previous Board Meetings

Meeting Minutes from the May 9th regular meeting and May 24th special meeting were approved with two minor corrections. Mr. Sadler moved to approve the minutes, seconded by Ms. Williams, and unanimously approved.

Financial Report

Mr. Sadler presented the Treasurer's report in the absence of Mr. Hill. June 30 was the close of the our fiscal year. We were \$24,820 over budget for income, \$26,576 under budget for Association and road expenses. This left us with \$51,395 cash for Capital Expenditures. Total Capital Improvements for the year were \$20,779 over budget mainly due to higher paving expenses. Our net positive cash gain was \$30,617. The Sanitary District fees were collected by the County in June and will be released to HKOAI in July or August. A few items were in last years budget, but will be paid in this fiscal year.

Staff Reports

Field Services Manager's Report

Mr. Pomeroy reported that the backhoe now needs new brakes in addition to previously identified replacement of bushings and pins. The cost to UI and OA will be \$16,089.70 each.

Administrative Coordinator's Report

Ms. Mainhart reported that there have been several complaints from some residents regarding properties with tall grass. There are no covenants to address this issue. It was suggested that residents with tall grass be contacted to express the Board's concern. The budget spreadsheet will be modified so that more tracking information will be available in the near future.

Old Business

1. HK staff members were offered health insurance. None of them chose to take advantage of the offer. The money budgeted for this benefit will be escrowed for future needs.
2. The playground fundraiser has collected \$1,575 to date. The estimated cost of a commercial quality swingset and rope climber is about \$4,689 for equipment only. Installation would be accomplished using community volunteer labor. Ms. Williams moved to break this project into two phases. The board would match \$1,500 already collected for the swing set. The funds would come from the Building Improvement line (8210). Mr Sadler seconded the motion and it was approved unanimously.
3. Communications Solutions – Mr. Hill reported that a meeting on this matter had to be cancelled unexpectedly.

Executive Session

A second Executive Session was called. The Board discussed a 3% overall salary increase for the 2022-2023 year. A motion to do so was made by Mr. Sadler, seconded by Ms. Williams and approved unanimously.

Meeting Adjourned: 8:54 pm

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

Respectfully submitted by Ron Perlik, Secretary