

High Knob Owners Association, Inc.

Board of Directors Meeting Minutes
November 14, 2022

Name	Present
Greg Sadler, President	Y
Desiree Williams, Vice President	Y
Watts Hill, Treasurer	Y
Ron Perlik, Secretary	Y
Barry Smith, Director	Y
Jerry Pomeroy, Field Services Manager	Y
Pam Mainhart, Administrative Coordinator	N

Meeting Purpose

To review HKOAI old and new business and establish any action items for the continued improvement of the High Knob community.

Attendees

Jeanette Myer and Barb Perlik

Meeting Called to Order: 8:07 pm

Executive Session

No executive session was held at this time.

Approval of Minutes from Previous Board Meeting

The minutes of the October 10th meeting were presented. Mr. Hill moved to accept the minutes as presented. The motion was seconded by Ms. Williams and passed unanimously.

Financial Report

We have deposited \$125,000 in a 12-month Certificate of Deposit to be used eventually for road maintenance. Our current expenditures are on track. The Board has met three times to formulate the 2023-2024 budget. That proposed budget will be made available for homeowner review.

Staff Reports

Field Services Manager's Report

- Mr. Pomeroy reported that line painting of the roads has been completed. Due to supply issues a different paint formulation was used for the lower half of the mountain. It turned out to be an inferior product and Mr. Pomeroy will continue to search for a better paint.
- The backhoe repairs (pins and bushings) are expected to be completed this week.
- The recent "Winter on High Knob" workshop and maintenance department open house were very successful.
- \$50,000 of road repairs will be deferred until next Fall. We may realize a unit discount when this work is combined with what is scheduled for 2023.
- Rappahannock Electric was called for a tree across lines on Massanutten Mountain Road. Residents were cautioned not to attempt removal of trees across utility lines.

Administrative Coordinator's Report

Ms. Mainhart is currently on vacation, thus no report for this meeting.

Old Business

- Security Cameras will be discussed at the December meeting.
- 2023-2024 Proposed Budget
 - Mr. Hill met with Warren County to show them our preliminary budget worksheets. He has gotten positive feedback on the work done thus far.
 - The County informed Mr. Hill that we can no longer charge a membership fee for pool usage. Maintenance and staffing will need to be funded through our Operating account.
 - The increase reflected in the 2023-2024 budget is approximately 14%, the greatest portion going to maintaining existing paved roads. A five-year plan is being proposed to spread out future expenses of this sort.
 - Inflationary Cost of Living Adjustments are also addressed in the new budget.
 - The net increase in Sanitary District fees to property owners will be \$109 for improved lots and \$67 for unimproved lots. These numbers will go up slightly if pool costs are no longer covered by membership fees. The idea of increasing the Operating Reserve by \$25,000 was also forwarded. These two increases would contribute to a total budget increase of 15.85%.
 - A motion to present a budget including these increases was made by Mr. Sadler, seconded by Mr. Perlik, and approved unanimously.

New Business

No new business was discussed during this meeting.

Meeting Adjourned: 9:32 pm

The next board meeting will be on December 21st, 2022 at 7:00 pm with snow dates of December 22nd and 23rd.

Respectfully submitted by Ron Perlik, Secretary