

High Knob Owners Association

Board of Directors

Meeting Minutes 02/13/2017

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Name	Present
<i>Rosalie Norem, President</i>	X
<i>Judith Sikora, Vice President</i>	X
<i>Chris Hindman, Secretary</i>	X
<i>Jim Osborn, Treasurer</i>	X
<i>Michael Richards, Director</i>	X
<i>Jerry Pomeroy, Field Services Manager</i>	X
<i>Linda Farrell, Business Manager</i>	X

Meeting Purpose: *To review High Knob Association old and new business and establish any action items for the continued improvement of the High Knob Community.*

Meeting Called to Order at 8:03pm

1. Comments from residents

- A homeowner from Chestnut Trail expressed that he is concerned with the tiger teeth being down at the gate, as well as the back gate arm being left up.
 - i. Tiger teeth are down for periods of inclement winter weather because if they freeze while in the up position, damage can be caused to car tires even going over the correct direction.
 - ii. Back gate “clicker” will be disabled. A code must be used to enter the back gate. The gate was being left up due to individuals going the wrong way out of the gate.
- Orv Lee; ongoing research of walking path project. Information about this will be included in upcoming Life on High Knob.

2. Minutes from previous meeting were approved and accepted as presented.

3. Treasurer Report – Jim Osborn

- Nothing unusual for budget as it is tracking as indicated.

4. Staff Reports

Business Manager – Linda Farrell

- Linda submitted her report to the board, which is attached with the minutes.

Field Services Manager - Jerry Pomeroy

- Renovations are almost complete
- The old truck is being sold, price \$8,000
- The roof on the clubhouse is in need of repairs. A request for bids to replace it will be placed in the newspaper. Motion to place an ad in the local paper made by Michael Richards, second by Chris Hindman, motion passed. [2017-001]

- Front Gate addressed, regular maintenance is done to keep it operating. It is the same system used at many airports. To install a gate as the one that Mosby Estates has would cost \$100,000+. The back gate is opened at times of inclement weather due to incline.

5. Old Business

- Most covenant violations have been resolved
 - i. A section that highlights an area of the covenants to heighten resident awareness has been added to the website at <https://www.hkoai.org/topic-of-the-month>
- Signs/Flags
 - i. A determination has been made that signs and flags are different forms of display.
- As of now, the procedure for a violation is a phone call, followed by a letter, then 30 days to resolve issue; then a courtesy call to the Sheriff Department to have a deputy present if staff is entering property to resolve an issue. Any expenses are charged to the property owner.
- Roads
 - i. A plan to determine cost of improving each road is moving forward for the community and will outline a priority status to determine which roads can be improved first
- 2017/2018 Budget Needs Approval
 - i. Motion to approve the budget made by Rosalie Norem, Second by Michael Richards. Motion passed (2017-002).

6. New Business

- Rosalie Norem is relocating this year, and has submitted her resignation effective February 28, 2017. Judy will take over as president effective March 1, 2017.
- Winter on High Knob workshop attendance increased over last year.

Meeting adjourned at 8:50pm

The next board meeting will be held on 3/13/2017 at 8:00pm in the Club House