

Double Knob Property Owners' Association, Inc

November 2020

Presidents Report:

Greetings Double Knob friends and neighbors! The POA board hopes this annual letter finds you all well.

We have just finished another year of the Double Knob Property Owners Association. Our annual meeting scheduled in October was cancelled due to Covid-19, and a Zoom meeting was conducted in its stead. There were 31 attendees and the meeting lasted an hour and twenty minutes. Seeing friends and neighbors on a lap top is not the same as the great meeting we had last year at the Community Center, but the times dictate flexibility and safety. I, for one, will be glad to see 2020 in my rear view mirror.

This past year was one of change in several ways. We had record contributions of \$26,120 with some members doubling up on their \$250 dues payments and some rental properties giving \$400. Of all property owners, 36% paid. After a year of discussing options, interviewing contractors, getting quotes, and selecting a contractor, a road surface of Tar and Chip was applied to Gobbler Knob, our most expensive road section to maintain. Safety and access issues aside, the \$50,492 cost should also reduce overall annual maintenance expenditures. The long-term plan is to tackle other high maintenance road sections.

Starting November 1, Marek Bass will be doing the work on the POA roads. Phil Simmons who has been taking care of us for many years, can no longer maintain his level of activity for us and declined to submit a proposal. Some of you know Marek for some of the excellent work he has done for some of us here on the mountain. We are still looking for someone to contract for cutting brush along the roadway in the Fall. Failing that, we can still have a couple of work days and have our residents pitch in like last November when so many showed up to help.

During the Zoom meeting, there were two motions/ballots presented to the 31 attendees. The first was to continue with the same member fee schedule and the other to retain the existing Board of Directors. Both motions passed.

Going forward, the Board has several goals. One is the obvious continued maintenance of our roads, and the second is to rebuild our cash balance to a point that we feel comfortable to meet any emergency repairs due to some catastrophic event. At this point we do not know what that amount might be, but probably will be less than previous amounts because of the preemptive expenditure on Gobbler.

Speaking for the Board, we look forward to the next year and working with friends and neighbors here on Double Knob. I personally want to thank you all for what has been a very easy tenure for us on the Board. Your continued help and participation is appreciated. Thank you.

Sincerely,

Jeff Nichols