

## Blue Knob Resort & Conference Center HOA — Annual Meeting

**Date:** October 25, 2025

**Time:** 1:05 PM

**Location:** Virtual/Hybrid

### Attendees

Mathieu Sanders, Colleen [President], Ed Johnstonbaugh, Paul Kraisinger, Samuel Wiley, Johnette Keiser, Charles Gebler, and multiple residents.

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### 1. Opening

- Meeting called to order and recording started by **Mathieu Sanders**.
  - Confirmation of quorum and introductions.
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### 2. Old Business / Year-in-Review

**Presented by:** Mathieu Sanders

- **Roof Replacement:** Completed by Solar Shield. Chosen for 40-year warranty despite higher bid. Warranty work has already been honored. Skylights replaced.
- **Rec Center Repairs:** Hot tub refinished and operational; sauna replaced; mini-split HVAC repaired. Continuing electrical issues—possible wiring degradation; multiple electricians involved.
- **Budget and Maintenance:**
  - Roof overages used part of operating funds.
  - Painting railings and exterior woodwork underway.
  - Sidewalks and lighting remain top priorities; prior lighting specifications remain usable though pricing has changed.
- **Property Management:**
  - Board has acted as property managers due to cost constraints.
  - Hiring a professional management company would require major HOA fee increases.
  - Emphasis on budget discipline—no special assessments proposed.

- **Rule Enforcement:**

- Abandoned vehicle removed via state police.
  - Fines issued for violations, improving compliance.
  - Ongoing collaboration with residents for issue reporting.
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### 3. Additional Updates

- **Building & Safety:** Painting and railing projects phased for affordability.
  - **Stairs:** Colleen obtaining quotes for stair repairs and exploring rubberized coating with sand for traction.
  - **Laundry Facilities:** Discussion on adding more machines; suggestion to repurpose Rec Center locker area.
  - **Roof Panels:** Solar Shield responsible for removing leftover panels.
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### 4. Treasurer's Report

**Presented by:** Johnette Keiser

- **Balances:**
    - Operating – \$61,276
    - Pool – \$3,915
    - Roof – \$0 (account closed)
    - Savings – \$36,965
    - Prepaid debit – ~\$2,000
  - Overages from roof project drawn from operating funds.
  - High electrical costs tied to rec-center troubleshooting.
  - Solar Shield's final \$15,000 payment withheld pending warranty completion.
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### 5. Committees and Projects

- No standing committees beyond maintenance and rec center work.

- Emphasis on **safety and curb appeal**: future lighting upgrades may include cameras to deter dumping and abandoned vehicles.
  - Objective to enhance property value and visitor impression for residents and Airbnb guests.
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## 6. New Business

- Developing a “**Good Neighbor Policy.**”
    - Encourage residents to report issues directly to the board.
    - Promote peaceful, safe community culture.
  - Recognition of new board member **Vita**, active in on-site issues and communications.
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## 7. Elections

- **Candidates:** Ed Johnstonbaugh and Colleen [incumbent].
  - **Votes:** Each received 13 votes; both elected.
  - **Acknowledgments:** Appreciation expressed to outgoing members and residents.
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## 8. BKA (Blue Knob Association) Update

**Presented by:** Sam Wiley and Colleen\*\*

- BKA oversees shared infrastructure: Overland Pass Road, outdoor pool, tennis courts, and common areas.
- Engineering and grant efforts underway to **transfer Overland Pass Road to Greenfield Township** for public maintenance.
- Anticipated benefits: road repaving, sewer upgrades, snowplowing by Township, potential for local postal boxes.
- Cost estimate for full road and sewer reconstruction: ~\$9 million.
- Discussion on coordination with the Greenfield Township Sewer Authority.

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## 9. Recognition

- **Paul Kraisinger** commended current board as “the best since I’ve been here.”
- Meeting attendees thanked for strong participation.

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## 10. Adjournment of General HOA Meeting

Motion to adjourn by Ed Johnstonbaugh; seconded by Sam Wiley; unanimously approved.

Meeting adjourned prior to board-only session.