

Double Knob Property Owners Association

Annual Meeting – October 25, 2025 - Boardtown Rd Community Center

Meeting Minutes

- Meeting Called to Order 10:05am
- 30 POA Members in Attendance
- Motion to accept Minutes from FY24 Annual Meeting moved, seconded. FY24 Meeting Minutes accepted

President's Remarks

- Review of FY25 Highlights
 - Collected almost \$53,000 in Contributions including \$11k+ from Dave & Linda Bernhard's Road Challenge
 - 95 Household Contributions including 51 above minimum and 15 of \$1,000 or more
 - 95 of 142 households contributed including 32 of 41 Rental Properties

Treasurer Report

- Current checkbook balance \$7,629.54 as of 10/25/25
- FY2025 contributions received - \$52, 844 vs. \$40,140 in FY24 (31% increase Y/Y)
- FY2025 Total Expenses - \$62,605 including \$38,900 in Emergency Road Repairs
- FY 2025 Contribution Analysis

Total Double Knob Community - Homes-only - no Building Lots					
	Total Homes	Home Owners Paid		Total Amt Paid	Pct of Total Amt Paid
All Homeowners	142	95	67%	\$50,100	100%
Use Only Big Ben	53	23	43%	\$10,150	20%
Use Big Ben & Gobbler	89	72	81%	\$39,950	80%

Road Report

- 16 roadwork actions taken on Big Ben & Gobbler Knob in FY25
- Expanded, deepened & re-rerouted ditches and cleaned culverts

Total Spent on Roads	Only Big Ben	Only Gobbler Knob	Both Big Ben & Gobbler
\$62,605	\$30,090	\$30,565	\$1,950

Secretary Report

- Annual mailer needed to fulfill corporate by-law will be sent in November
- Facebook group has been added to email correspondence for POA communication concerns.
- Mention of address changes and contact information to be sent to POA email address.
- Use the POA email with specific questions or concerns pertaining to POA business at doubleknobpoa@yahoo.com rather than using Facebook
- Fire, Bear and Road safety

New Business

- Investigation to be made into Weather Conditions Warning Sign at Big Ben Entrance
- Suggestion made to contact Propane Contractors advising of delivery truck road damage

POA Board Annual Election

- Nomination and Election of FY26 POA Board of Directors
- Current Board Re-elected: Randy Perry - Scott Gamersfelder - Nancy Bellacosa - Joe Bellacosa

Meeting Adjourned – 11:00am