

Pinnacle Lake Board Meeting

Board Meeting Minutes: Saturday October 6, 2018
9:00 a.m. at Pinnacle Lake Administrative Office

Board Members:

Present: Dan Latham, Bob Menzel, Pam Manco, Mike Cross, Jessica Deadmond, Barbara Baker, Mike Bryant, Mark Hodges Rick Beacham

Absent: Jessica Deadmond, Jim Pavelec

Proceedings:

· Meeting called to order at 9:00 a.m. by President, Dan Latham

Bob Menzel reads the August 4, 2018 meeting minutes.

Dan asks the board if there any additions to the minutes as emailed 2 weeks ago. Bob Menzel *makes motion to approve minutes. MOTION carried and Board agreed minutes will be recorded as read.*

Administration: (Pam Manco)

1. 3 Boat and Motor Registrations issued
2. Past Due Assessments: Checked all mailing addresses for Lot Owners with past due assessments to Warren and Montgomery Counties records. Information was updated to match both counties.
3. Continuing to work on the new QuickBooks.
4. Working on newsletter for November
- 5.

Treasurer: (Jessica Deadmond)

1. Main Money Market \$62,092.23, Boat Dock \$25,508, Wayne Beagle 4,377
2. Working on QuickBooks to add parcel numbers to each lot.

Roads: (Mike Cross)

1. Working on Pin Oak and Rocky Ridge. Planning to crown road on Boulder pass. PLE getting bids for sand/cinders for this winter. Waiting for calcium/salt bids.
- 2.

Security: (Marl Hodge)

1. Received training on main gates.
2. Received keys for the security gate buildings and store.
3. There are 2 working cameras at north gate, 1 working camera at main at gate image washed out, repaired 2nd camera, and additional permanent repair will be needed.
4. Recording equipment easy to operate.
5. Might be able to point cameras from main gate to bathhouse/dumpster area

6. Killed wasp infestation at main gate store building
7. Received call about north gate being propped open.. Gates eye was blocked to allow rock/concrete trucks to come and go
8. Received reports of boats blocking lake ramp on Pin Oak. Truck, boat and trailer parked on ramp. This had been moved by the time I got there. 3 large pontoon boats 2 of these owned by lot owner, 3rd docked on right. Ramp is accessible, but would be very tight if a large and trailer would access ramp.
9. Report of red truck parked at main gate from time to time. Owner had parked there, walked around the gate to look at some property for sale. Truck was back on Friday night around 9:30 pm. License plate was recorded for future reference.
10. Received run down of website. I will look for an alternate provider.
11. I am here most days and work from home. I am driving a red Kawasaki Mule with Jurassic Park sticker on hood. I would like to meet as many of you as possible, so please stop and say hello
- 12.

Architecture: (Jim Pavelec)

1. No report.

Special Projects: (Rick Beacham)

1. Outside shower running all the time. This shower is connected to the hot water. This is running up our electric bills. Suggest the water line be re-routed to the cold water.
2. Talked to 2 people this week regarding dredging. We are going to need two barges. Either we buy or lease. Ongoing.

Clifford Coleman announced fish fry benefit for Edy Brooks. Fish will be at 3:00PM.

Committee Reports:

1. No reports

OLD/ONGOING Business:

1. Mailbox Project lighting:
2. Arbors for boat docks delivered. Arbors are very big. We have to drill thru the angle iron to mount. Arbors were loaded into Jim Pavelec's truck and are now at his shop. Jim will install electrical wiring to ready for conduit when installed on dock. Ongoing
3. Lateral fire proof file cabinets – Ongoing
4. Audit – ongoing
5. Lot owner checklist for files. Pam/Cheryl working on it. Ongoing.

New Business:

1. Jerry/Carley Lewis request 2 gate cards. Mike Cross *makes motion to approve invoices. Motion seconded and carried by unanimous vote.*
2. Steve Everson requests one additional gate card. Mike Cross *makes motion to approve invoices. Motion seconded and carried by unanimous vote.*

3. Lot Owner Issues – on hold
4. Boat Docks - Tiger Boat Dock Bid. Cost to replace the South boat dock with trex band board and concrete tops is \$95,000. This includes removal of old docks. This bid replaces 20 double boat docks. This installation should last 30 years. These docks need to be stripped of wood and replaced. We do not have enough money for this effort. New steel has 15 year warranty. Mike/Jim estimated material for South dock \$1000 and material for north \$500. Board decided to get bids to replace the wood on the North/South for next season.
5. Budget – tabled for next month.
6. Past due lot owners. Pam/Cheryl will contact past due lot owners by phone. Cheryl updated lot owner's addresses by parcel ID.
7. Computer is getting full. PLE needs a large USB hard drive to off-load data. Pam makes motion to purchase largest external hard drive under \$100. Motion seconded and carried by unanimous vote. Mark will look into cloud based storage.
8. Phone lines are being updated by Montgomery County. Mark Hodges, Dan Latham and Mike Cross volunteered to be on the emergency call list.
9. Bylaw revision committee: Next meeting 2-Nov 6:00PM at the office.
10. Reminder – fall cleanup day 8:00AM 13-October.
11. 40 yard dumpster will be rented, placed by boat dock.
12. Letters to lot owners to remove unused mail boxes at main gate. Non lot owner requested mail box from Warren and Montgomery counties. Mail boxes are available to full time residents only. Dan makes motion to limit mail boxes to full time residence. Motion seconded and carried by unanimous vote. This will result in some mail boxes to be rescinded.
13. Recreation – PLE to setup a calendar of events. Need volunteers to support. Looking for new recreation person.
14. Sustainability to generate extra lake revenue. Ongoing
15. Website – already covered in Mark Hodges report.

Open Forum:

1. John McCorkell wanted to know if PLE is pursuing forensic accounting audit. PLE is moving forward with the audit when PLE gets the books in order for an audit.
2. John McCorkell asked if PLE pursuing fishing habitat policy? There was a study done 4 to 5 years ago. PLE does not have enough structure. Mike Cross will contact conservation department for advice.
3. Charlie Paige reports sinking wave runner. Mark Hodges will call owner. Pontoon boat docked at Pin Oak, Mark Hodges will call owner.

Pam Manco motions to adjourn. Meeting adjourned at 10:51 a.m. Minutes submitted by Bob Menzel