

Pinnacle Lake Board Meeting

Board Meeting Minutes: Saturday November 3, 2018
9:00 a.m. at Pinnacle Lake Administrative Office

Board Members:

Present: Bob Menzel, Pam Manco, Mike Cross, Mike Bryant, Mark Hodges, Rick Beacham,
Jim Pavalec

Absent: Dan Latham, Jessica Deadmond, Jim Pavelec

Proceedings:

· Meeting called to order at 9:00 a.m. by Vice-President, Mike Bryant

Bob Menzel reads the October 6, 2018 meeting minutes.

Pam Manco makes motion to approve minutes. MOTION carried and Board agreed minutes will be recorded as read.

Administration: (Pam Manco)

1. 1 ATV registered
2. 1 Boat and Motor registered
3. 11 Gate cards issued. 7 new and 4 replacements. Due to lost or damaged cards.
4. Cheryl has requested Christmas Holiday vacation December 24th through January 3rd 2020. Office will be closed during this time.
5. I will approve Cheryl's time off, unless there are objections from any other Board members.
6. November newsletter and assessment invoices will be mailed out the 3rd week in November.
- 7.

Treasurer: (Jessica Deadmond)

1. Main Money Market \$53,392.15, Boat Dock \$25,529.61, Wayne Beagle 4,377.41
2. Working on QuickBooks to add parcel numbers to each lot.

Roads: (Mike Cross)

1. Working on Cedar and Lake Shore North.
2. Cinders for winter \$25/ton, \$2500 delivered. Mike will place order.
3. Calcium Chloride/Salt bids received – Rock salt bids – \$1100 and \$800. Calcium chloride \$880 and \$624. Mike will pick up the material.

Security: (Marl Hodge)

1. **Requests for Gate Openings:** Received a request to open the North Gate on Saturday the 3rd for a party being held by one of the residents. Request was from noon till 7pm. I asked if that window could be shortened and we agreed on noon to 5pm. This raises the question of overall

gate security and how long we should allow gates to be opened for special events, construction, etc. while in off season hours. My personal preference is that gates remain closed at all times, but I understand there are special circumstances. I'd like to set some general guidelines around this subject for future requests.

2. Security concerns:

From last meeting: Received a couple reports about boats blocking the lake ramp on Pin Oak. Last check this week there was still 2 boats remaining. 1 has been removed.

New Reports I have received several reports of speeding on the lake roads along with some erratic driving by one of the residents. The resident will be notified via email.

Received an official complaint form from one of the residents related to easement issues and the use of a gate on that easement. While the overall issue is a civil matter between those parties, there are also reports of property damage to both the gate and some runoff work on the road that was paid for by the owners. As stated on the report, the Sherriff was called out on 2 occasions related to the property damage. As a reminder - Any property damage, whether caused by a resident or a visitor of that resident, is the responsibility of the PLE registered party. All PLE lot owners and residents are responsible for all guests, workers, etch while on PLE property.

Had 2 instances of people wanting to be let into the property to look at lots and or land for sale. I happened to be at the gate or office both times, but want to remind anyone selling property that it's their responsibility to arrange access for potential buyers and those buyers should be escorted whenever possible. Last month we had a gentlemen walking around the gate into the property for the same reason. I'd hate to see anyone drive a fair distance only to find there is no access, but have seen this happen.

3. IT Related Items:

Cheryl has some updates regarding the website and email situation that we would like to discuss. We'd also like to get everyone's opinion on moving forward with a gmail drive, calendar, and email set up. Cost is 10 dollars a month.

4. Pam makes motion to spend \$84 to renew/correct email server. Motion seconded. Motion carries by unanimous vote.

Architecture: (Jim Pavelec)

1. Permit request for RV Car Port Lot 99 Section 1.
2. PLE sent 2 letters out notifying lot owners of construction without PLE permits. PLE discovered partially built 4 car garage. According to the by-laws – lot owner needs a permit from PLE.
3. Jim passed out pictures of the arbors. Jim has 2 complete with PVC bent around. Arbors are not powder coated, just black paint. Jim will keep arbors until docks are ready.

Special Projects: (Rick Beacham)

1. Contacted dredging companies that has dredges for sale. I called about 2 dredges – both already sold. Dredging companies get ~\$4000 to \$8000/hour. Rick recommends PLE purchase their own dredge. PLE needs to figure out how raise money to cover the dredging. Rick discussed lake front lot owners need to build a sea wall to stabilize their water front.
2. Rick/Mike discussed what can be done to stop the material from entering the lake.
- 3.

Committee Reports:

1. No reports

OLD/ONGOING Business:

1. Arbors for boat docks delivered. Previously discussed.
2. Lateral fire proof file cabinets – Ongoing
3. Audit – ongoing
4. Lot owner checklist for files. Pam/Cheryl working on it. Ongoing.
5. Bids were requested to replace the word on north/south dock. Mike Cross received one bid. Mike Bryant knows someone interested. Mike Bryant will give Mike Cross contact information.
6. Budget notice – 2018/2019 – to be scheduled
7. By Laws Revision Committee – did not meet 2-Nov, on going
8. Looking for recreation person – on going
9. Looking for ideas to generate extra lake revenue – on going
10. Website – previously discussed
11. 3 cameras are now working at the main gate

New Business:

1. Paul Tucker 136-2 requests 4th gate card for 4th owner. Mike Cross *makes motion to approve gate card request. Motion seconded and carried by unanimous vote.*
2. Morton and Barbara Wesley one additional gate card for sister. Pam Manco *makes motion to approve gate card request. Motion seconded and carried by unanimous vote.*
3. News Letter: Mike Cross wants to remove 2 courtesy docks. This would require boat dock lottery. Boat dock lottery is conducted in March. Bob makes motion to amend Newsletter to include boat dock lottery. Motion seconded, Bob Menzel, Mike Cross, Mike Bryant, Mark Hodges, Rick Beacham, Jim Pavalec agree, Pam Manco disagree. Motion carries.
- 4.

Open Forum:

1. John McCorkell asked if he could get a lost card replaced. Cheryl to work with John to get the card replaced.
2. Pam Alexander wants to know how to keep tailgaters out. PLE recommends lot owner record license number/make/color and vehicle, send this information to Mark Hodge, Mike Cross or Dan Latham.

3. Shirley Schiaffo wants PLE to post names of delinquent lot owners. Mike Bryant will check with legal. Mike will ask lawyer if PLE can post a list of past due lot owners, take gate cards away and/or file civil suit.
4. Barbara Baker is not comfortable with leaving gate opened for parties without lot owner stationed at the gate. The gate will be opened this weekend. Mark Hodges/Mike Bryant will watch the gate. PLE board agreed that after this weekend, the gate will not be left again.
5. Mike Cross contacted conservation department regarding aquatic plant material. He has a binder from the conservation department. John McCorkell thanked Mike and took the binder for review.
6. Rock at the boat ramp has been paid for and the issue is resolved.

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