



Pinnacle Lake Estates Association

2019 Annual Meeting Notice and Newsletter

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Board Members

President	Dan Latham
Vice President	Mike Bryant
Treasurer	Jessica Deadmond
Admin Secretary	Pam Manco
Rec. Secretary	Bob Menzel
Roads	Carlene Lewis
Security	Mark Hodge
Architecture	James Pavelec
Special Projects	

Important Notices!

The annual meeting notice is enclosed. Please plan to attend as your vote counts!

Monthly Board meetings are the first Saturday of each month. If you have a question or suggestion, please attend a meeting. They start at 9:00 AM at the administration building and are open to all members.

October 5, 2019

November 2, 2019

December 7, 2019

All lot owners are welcome and encouraged to attend the monthly board meetings.

Contacts

Need to contact the lake? This can be done by regular mail:

102 Skyline Dr. South
New Florence, MO. 63363

Or...

Phone: (636) 585-2226

Office: Mail slot in the door.

Email: pleoffice@centurylink.net

Web: www.PinnacleLake.com

Office Hours

The office will be open Monday, Tuesday, and Thursday from 8:30 AM – 12:30PM.

Cheryl will also be available the 1st and 3rd Saturday of the month from 8 AM – 12 PM. She is available at the office before and after each Board meeting to assist you with items you may need, such as registering a boat, filling out lot improvement applications, etc. During Board meetings, no assistance will be available. Messages can be left on the answering machine at the office and will be answered in a timely manner.

Inclement Weather Policy:

The office will follow both Warren & Montgomery County school district's decision to close. If either school is closed due to weather the office will be closed as well.

...Still to Come...

Reminder: Bragging Rights fishing ends on September 3rd. The winners will be notified.

October 12 – Fall workday.

Look to join in at 8:30 AM to do your part. Meet at the bathhouse area and bring basic tools and work gloves.

Gate Cards

If you are a new lot owner at Pinnacle Lake Estates, you are entitled to one free gate card. If you do not receive one gate card from the previous owner one gate card will be issued free of charge by the Association. Up to two additional gate cards may be purchased by the lot owner at a cost of \$10 each. Contact the office for proper procedure for requesting additional gate cards. Please report any lost or stolen cards so the card can be locked out. The card can be replaced by payment of the \$10 fee.

Annual Assessment

Annual assessments will now be due July 1st.

Delinquent assessments shall accrue interest at the rate of Eighteen (18%) per annum on the unpaid principle balance, calculated from the due date through and including the date full payment is received per PLE BY-LAWS.

We accept credit/debit card payments. Please contact the office to make a payment.

Bathhouse Closing

The bathhouse is scheduled for closure on Saturday, October 12th, sooner if cold weather becomes a problem. It will remain closed until next spring. A porta potty will be placed near the bathhouse in the normal winter configuration.

Lot Improvement Permits

Please remember that you need to obtain an approved permit BEFORE you start on your improvement project. Once you turn in your application, the Board will review it at the next regularly scheduled board meeting. You will receive notification of the Board's decision within 30 days of the date of the board meeting. If you have any questions on the permit process, please contact the office to clarify your questions. You can obtain an application for permit from the Pinnacle Lake website or from the office.

Lot Owner Information Update

To ensure accurate and effective communication we are updating all contact information for lot owners. If you have any changes to your contact information please send them to the office by phone or email.

Security Reminder

If you are following lot owners through the gate, please be courteous and show your gate card.

Assessment Increase 3%/year Based on Cost of Living

Year	Yearly Assessment	Typically, PLE Collects 85% of Assessments	100% Collection of Assessments
2018	\$335	138,617.58	163,079.50
2019	\$345	142,390.54	167,518.29
2020	\$355	146,276.70	172,090.23
2021	\$366	150,279.44	176,799.34
2022	\$377	154,402.26	181,649.72
2023,2024, 2025...	\$377	154,402.26	181,649.72

Projects that will require attention during the next 5 years:

- 1 Dredging \$???K
- 2 Dam maintenance \$50K
- 3 Guard Shacks \$25K

2019 Annual Meeting Notice

The Pinnacle Lake Estates Annual Meeting will be held September 7th, 2019 at **St. Patrick's Catholic Church, Jonesburg, Missouri** at 1:00 PM. The church is directly across the street from Phillips 66 Gas Station (the first gas station on left).

The following items will be voted on:

1. Election of 3 Board Members
2. The Board approved budget will be presented to the membership for approval.
3. Special Assessment

• Election of 3 board members.

The membership will be voting on three board members. Lot owners in good standing may be nominated. All prospective nominees should be prepared to commit to attending a Board meeting each month and specially called Board meetings when necessary. All Board Members are expected to adhere to the Board of Trustee's Code of Ethics and Standards of Conduct. The Board is comprised of nine members which include six officers and three committee members. Each member of the Board is assigned to a specific duty or committee agreed upon by all the Board members present immediately following the annual meeting. **All nominees should have the overall best interest of Pinnacle Lake in mind on all issues that come before the Board.** The Board ensures that the varied needs of the association members are addressed.

In accordance with the Board of Trustees Code of Ethics, and internal Board policy, if you are interested in running as a candidate for PLE Board you may want to prepare a brief biographical introduction to be given to the assembled lot owners and Board Members before the vote at the Annual Meeting.

• Special Assessment

A Special Assessment for dredging was voted on and approved by unanimous vote at the August 2019 Board meeting. This assessment will be placed in a special account not to be used for anything else. The assessment will be \$275.00 per year for 3 years due March 1 each year.

Proxy Designation

We encourage all members to attend the annual meeting. **YOUR VOTE COUNTS!** If you are unable to attend the annual meeting, please use the enclosed proxy form. You may designate another lot owner in good standing or a Board Trustee to vote for you, however your signature on this form must be notarized in order for your proxy vote to count. Please mail your proxy to the **Pinnacle Lake Office, 102 Skyline Drive South, New Florence MO 63363. It will be given to the person you designate at the meeting.** All proxies **must** be received no later than 12:30 pm on September 5th, 2019.