

# **Pinnacle Lake Estates**

102 Skyline Dr. South  
New Florence, MO. 63363

Address Correction Requested

## ***Pinnacle Lake Estates Association***

2020 Annual Meeting Notice and Newsletter

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### **In this issue:**

2020 Annual Meeting Notice  
Office Hours  
Assessments

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### **Board Members**

President	Carlene Lewis
Vice President	
Treasurer	Jim Matheny
Admin Secretary	
Rec. Secretary	Tim Ryan
Roads	Michael Tucker
Security	Mark Hodge
Architecture	Rick Martin
Special Projects	Dan Latham

## **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 3, 2020

November 7, 2020

December 5, 2020

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](mailto:pleoffice@centurylink.net)

Web: [www.PinnacleLake.com](http://www.PinnacleLake.com)

## **Office Hours**

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

Cheryl will also be available the 1<sup>st</sup> and 3<sup>rd</sup> 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 7<sup>th</sup>. The winners will be notified.

**October 10** – 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.

## **Special Assessments for Lake Preservation**

Special Assessments are \$275.00 per year, due March 1<sup>st</sup> of each year, for three years, starting in 2020. The next payment is due March 1, 2021.

## **Annual Assessment**

Annual assessments were due July 1, 2020.

**Primary Lot: \$355.00**

**Secondary Lot: \$80.00**

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 Covenants & Restrictions.

Please do not combine Special Assessments payments with Annual Assessments. They MUST be paid separately, as they are deposited in different accounts.

**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 10th, sooner if cold weather becomes a problem. It will remain closed until next spring. A portable toilet 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.

## **Trash Dumpster Reminder and Update**

Lot owners are reminded that the trash dumpsters are for household garbage only. They are not a dumping ground for lot owners' discarded house items. A list of acceptable items to be placed in the dumpsters is below. PLE will levy fines for lot owners who abuse this privilege, and these fines will be enforced with liens on the lot owners' property. Cameras are being installed to help monitor who is abusing PLE trash policies. We are also seeing a significant increase in non-lot owners getting into PLE during the week and using the dumpsters for their own benefit when security is not around. License numbers of non-lot owners trespassing on PLE property should be reported to law enforcement and to PLE security.

Given the apparent increase in the number of lot owners that are using the facilities, the Board has approved one of two options: either increasing the frequency of trash pickup or putting another dumpster in place. In addition, the Board has also approved the placement of a large roll off dumpster for a limited period to allow lot owners to discard items that do NOT belong in the dumpsters. This roll-off dumpster will be placed alongside the office on Aug 17th and will be in place for only a limited time. Lot owners are urged to only place permissible items in that dumpster which will be listed on the dumpster. Perhaps providing this extra service will reduce the number of illegal items being placed in the trash dumpsters.

- TRASH DUMPSTERS are provided for Association members only at the boat-dock and picnic area. They are for **normal trash only** and are **NOT** to be used for tires or car parts of any kind, batteries other than household type, hazardous waste, concrete or bricks, thick or heavy metal items, all appliances including TV's, furniture, boats, lawn mowers, lawn chairs, BBQ pits, fluid drums of any size, ETC. Trash must be put in the dumpsters. Drivers will not pick up scattered waste. (class 3)

## **Security Reminder**

If you are following lot owners through the gate, please be courteous and show your gate card. Security related incidents can be reported by email to [reportple@gmail.com](mailto:reportple@gmail.com).

## **New Delinquent Dues and Special Assessment Non-Payment Policy**

The Board at PLE acknowledges that the policies currently in place regarding assessment of late fees, penalties and interest has not been consistently enforced, particularly prior to 2019 when the current penalties and late fees guidelines were revised. Because PLE relies solely on the revenue of collected assessments to provide services to all lot owners, and because PLE generally receives only 85% of assessments that are due, the Board must enforce the penalties and fines on lot owners who refuse to pay their fair share of the assessments that lot owners in the majority have approved. At the same time, the Board does not want to be iron-handed and inflexible when financial issues impact our lot owners. In that light, the Board has put into place a new policy regarding how we will approach delinquent payments. That new policy is printed below and it will be strictly enforced moving forward:

**For the current fiscal year of 2019 (going forward)**

1) If you are late up to one year (this year included due to Covid 19), late fees will be waived without additional penalties if caught up in full within 90 days of notice. If you are in the process of selling your lot, new owners must be made aware of past due assessments, if purchase is done within the 90 days of statement date then all late fees will be waived.

2) If you are late greater than one year up to three years, a letter and current statements from the PLE Board with the following verbiage needs to be sent to the lot owner requesting a financial hardship letter sent to the board for review and approval of a payment plan. The payment plan will be four equal payments due the 5th of each month as outlined in the four installments. We strongly urge use of a credit card for payment plans. If for any reason you do not follow the payment plan and are late on any payments set up via credit card your card will be automatically charged for the full amount owed. If there is no credit card on file then we will move to action 3.

3) If you are late greater than three years, Assessments, and late fees have been assessed and sent via certified receipt requested US Mail, a lien has been placed on our property and you have 30 days to send a letter or make a request to the board to make immediate arrangements for acceptable payment plan to be paid in 90 days, or legal action is imminent.

4) If you are severely late more than three years and cannot meet your obligations, lot owners can elect to transfer lot ownership to PLE HOA via land transfer or deed. PLE will do closing at a reputable title office.

We are truly sorry that we must be firm on this issue, but the Board's primary role is fiduciary responsibility and fairness to all PLE lot owners.

**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:**

Dredging

Beach wall

Dam Maintenance

Beach & Picnic Area

Guard Shack

**2020 Special Lot Owner Meeting Notice to vote on changes to PLE Bylaws and Covenants**

As noted during the annual meeting last year, the PLE Board, with the help of the Bylaws and Covenants Committee, has been reviewing our current Bylaws, Restrictions and Covenants documents to bring them up to date. Multiple requests to the lot owners have been made to review those documents (located on the PLE web page) and send any suggestions for changes, additions, deletions to the Committee chair, Rick Martin, at [dysmorphdoc@gmail.com](mailto:dysmorphdoc@gmail.com) by **August 21, 2020**. Prior to the 2020 Annual meeting in September the Committee will review all suggestions and produce a document outlining each suggested change that will be presented to all lot owners at the annual meeting. Lot owners will need to review this document and attend a Special Lot Owner Meeting, where each suggested change to the current documents will be voted upon individually. A majority approval of all in attendance is all that is required to make each suggested change. All changes will be forwarded to our attorney and new Master Bylaw, Restrictions and Covenant documents will be generated to file with the State. Unfortunately, given the limitations we face currently with the Covid 19 pandemic, the date and location for this Special Lot Owner Meeting has not been set. Once we know when we can safely convene large groups indoors again, we will notify lot owners 30 days in advance of this very important event

## **2020 Annual Meeting Notice – PLEASE NOTE CHANGES**

The Pinnacle Lake Estates Annual Meeting will be held September 12, 2020 at **St. Patrick's Catholic Church, Jonesburg, Missouri**. The church is directly across the street from Phillips 66 Gas Station (the first gas station on left).

However, given the unprecedented times we are living in with the Covid 19 pandemic, PLE has a responsibility to its lot owners and to the community to follow current public health guidelines to keep our members safe. In that light, there will be significant changes implemented at this year's annual meeting highlighted as follows: We will be offering 3 different sessions and it is imperative that you pay close attention to your time slot and follow it.

- Three separate sessions to reduce the number of lot owners in the facility
- Only one lot owner in good standing will be allowed to attend the session
- The session will be significantly abbreviated, limited to open forum and voting
- Nominations for new Board members must be submitted in advance (see below)
- Facemasks are strongly recommended (and will be required if local regulations go there)

Lot owners will be divided into three groups by last name. Those with last names from A through H will attend the first session at 9:00 am, those with last names from I through P will attend the 10:30am session, followed by those with last names Q through Z will attend the 12:00 noon session

Please respect the request to attend your designated time slot and for only a single lot owner to attend the meeting. The meeting sessions will be very abbreviated and Lot owners will be given paper copies of last month's minutes, current financial documents, next years proposed budget, committee reports and the proposed changes to By-Laws, etc. mentioned above to take home and share.

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. Change to the fee schedule related to secondary lots

- **Election of 3 board members**

The membership will be voting for three new board members. Lot owners in good standing may be nominated. No nominations from the floor will be allowed this year given the need to split into three separate meeting sessions. All nominations need to be received by mail or email in the office by Tuesday, September 8th at 12:30 pm. All prospective nominees should be prepared to commit to attending a Board meeting each month and specially called Board meetings when necessary. 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.

If you are interested in running as a candidate for PLE Board you may want to prepare a brief biographical introduction to be submitted with your nomination... Someone from the PLE Board and/or PLE Office will call or email you prior to the meeting to ensure that you accept the nomination to the PLE Board. Be prepared to be on site with the current PLE Board to assist lot owners in attendance for the entire meeting sessions on September 12<sup>th</sup>.

- **Change to assessment fee schedule on secondary lots**

The Board is presenting to the membership for consideration the following change to the current way assessments are billed with respect to primary lots vs secondary lots. The proposal under being put up for vote is the following:

*After the calendar year 2020, all lots sold at PLE will be considered a primary lot and assessed by PLE as a primary lot. All lots currently designated as secondary lots through 2020 will remain secondary lots and continue to be assessed as secondary lots (grandfathered in). Only upon the sale of a secondary lot after 2020 will that lot be re-classified as a primary lot, regardless of any other lots the buyer of the lot owns.*

The Board feels this proposal ensures a more equitable distribution of assessment fees among lot owners – the more land one owns, the more responsibility one has to provide for the services PLE extends to lot owners. The only effect this will have on current lot owners is if he/she/they decide to buy another lot after 2020.

### **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 10<sup>th</sup>, 2020.

