

Pinnacle Lake Estates Monthly Board Meeting

Board Meeting Minutes: Saturday November 7, 2020
9:00 a.m. at Pinnacle Lake Office

Board Members:

Present: Dan Latham, Barbara Baker, Bob Menzel,
Mark Hodge, Tim Ryan, Rick Martin, Charlie LaPage

Absent: Pam Manco

Proceedings:

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

October 3, 2020 Monthly Board Meeting Minutes were read by Barbara Baker. MOTION made by Dan Latham to approve the meeting minutes. Motion seconded and carried. Board agreed minutes will be recorded as read.

Administration Report: (Pam Manco) – Submitted a written report - 12 new gate cards and 2 replacement cards issued for the month of October. 2 boats and 3 motors were registered, 1 ATV, 1 UTV, and 1 camper registered. Winter office hours are now in effect from November to January. Mondays and Thursdays 8:30 to 12:30, and first Saturday of each month 8:00 to Noon. Office closed November 26 for Thanksgiving, and December 23rd, 24th, 28th, and 31st for Christmas and New Year's. Inclement weather policy - the Office will follow both the Warren and Montgomery County school districts decisions to close due to inclement weather; in that event the office will be closed as well. Also discussed was the purchase of new office computer and printer, and finding room in the budget for the purchase Survey of property submitted by Mike and Dena Cross to consolidate 2 existing lots into 1. Motion made by Bob Menzel to accept and sign off on survey. Motion seconded, unanimous vote to approve.

Treasurer Report: (Bob Menzel) – Current account balances:

Boat Dock Fund - \$15,907.96

Main Checking Account - \$142,363.38

Special Assessment – \$100,519.45

Wayne Beagle Fund – \$5,133.00

Roads Report: – No Roads Report. The Roads for the time being will be the Board's decision. Charlie LaPage has agreed to be our point person, working with Tim Ryan and Dan Latham together with Jerrod to get things done.

Security Report: (Mark Hodge) – Ongoing issues with the gates. Repair person showed up without necessary replacement board. This is now in progress.

Bath House camera, new sign saying area under surveillance, and new portable tablet monitor for all cameras.

Illegal use of PLE dumpster. Cheryl will check for access card number.

Architecture Report: – (Rick Martin) - During the months of September and October, 5 new lot owner requests: 1) relocation of private dock, 2) installation of pre-fab steel building and gravel driveway, 3) application for putting in culverts and a holding tank, 4) installation of a carport, 5) building a retaining wall and putting in a culvert pipe.

Special Projects: – We welcome Charlie LaPage as the head of Special Projects. (includes anything related to lake stuff like docks and buoys.)

Committee Reports:

1. *Covenants and By-laws Revision* – No dates set for the Special Meeting due to ongoing Covid-19 concerns. Rick Martin will be contacting a lawyer
2. *Dredging Committee* – Getting together a plan beginning with preventative maintenance of 3 Pipes and other inlet cove. Tim Ryan will be heading this.
- *Additional discussion of letter some lot owners are getting from Jeff Properties LLC. Cease and Desist letter will be drafted and mailed from PLE stating that we do not currently allow LLC's to purchase properties.*

Unfinished Business

- a. Audit – Ongoing due to COVID
- b. Auction of PLE owned properties – again tabled until further notice due to Covid-19.
- c. ADA accessibility – Discussion on whether PLE should maintain ADA accessibility since we are a private lake. Individual lot owners may get permission from the Board to bring vehicles down on the beach for a special occasion. Tim Ryan will look into legal information on this. Tabled for now.
- d. Boat Docks – Brought Charlie LaPage up to date on the work done and needing to be done on the docks.
- e. Inlet at Three Pipes – see above discussion

New Business

- a. New gate card - New lot owner requesting card #2 and 3, plus additional for family members and a friend. 5 cards approved.
- b. Vehicles parked on Skyline Dr. partially blocking the roadway. No existing policy; should be revisited.
- c. Overnight RV parking on property near beach in violation unless prior permission has been obtained from the board.

Open Forum – No topics

Motion made by President Dan Latham to adjourn meeting at 10:27.

Minutes submitted by *Barbara Baker*

