

Pinnacle Lake Estates Monthly Board Meeting

Board Meeting Minutes: Saturday May 1, 2021

9:00 a.m. at Pinnacle Lake Office

Board Members:

Present: Dan Latham, Barbara Baker, Bob Menzel, Charlie LePage, Tim Ryan, Rick Martin

Absent: Mark Hodge

Proceedings:

Meeting called to order at 9:05 a.m. by President Dan Latham

April 10, 2021 ***Monthly Board Meeting Minutes*** were read by Recording Secretary Barbara Baker. Corrections: "February minutes" in first paragraph should be "March minutes." MOTION made by Bob Menzel to approve the April minutes with correction. Motion seconded. Board agreed minutes will be recorded with correction.

Administration Report: – Registrations for April included 3 boats, 4 motors, 5 UTVs, 1 golf cart, and one camper. 1 replacement Boat Sticker was issued. 8 new gate cards issued for the month. 5 replacement gate cards issued. Lot owner request for guest camper for the weekend of May 27-May 31. Motion made by Barbara Baker to allow this camper. Motion seconded and unanimously approved. Progress on liens: 17 of 26 liens are templated. Letters of Lien Notice are expected to be ready to mail 1st of July, Liens expected to be mailed 1st of August. The office is making headway on several old and large delinquent accounts.

Treasurer Report: (Bob Menzel) – Account Balances

Petty Cash - \$56.00

Boat Dock Fund - \$30,531.68

Main Bank Account - \$108,677

Special Assessment - \$194,364

Wayne Beagle Fund - \$5,133

Roads Report: – (Charlie LePage, Dan Latham, and Tim Ryan) – 30 loads of rock have now been placed on PLE roads. Another culvert pipe to be put in in the next week or so. Several more yet to be placed. Lot owner complaint of standing water on road by 3 Pipes on Lake View Trail. Wants a drainage ditch.

Security Report: (Mark Hodge) – absent – We are under a time crunch now to hire a lead Security Guard. We now have an online store with shirts, hoodies, etc. More info to follow.

Architecture Report: – (Rick Martin) – Several non-permitted structures have gone up this past year. There have been 5 new Architecture applications – 4 have been approved, 1 denied.

Special Projects: – (Charlie LePage) – *Arbors are an ongoing project which includes lighting and wiring. Transition plates have been purchased to go over gaps in the docks. 6 new buoys out of 8 needing replacement are now in place. The old ones are scheduled for removal.*

Committee Reports:

1. *Covenants and By-laws Revision – (Rick Martin) – April 30 was the deadline for all input for the Covenants and By-laws Revisions by lot owners. Committee will compile a report to submit to the Board for approval. When revisions are presented to lot owners for a vote, each individual change will be voted on.*
2. *Lake Preservation Committee – Meeting following Executive Session*

Unfinished Business

- a. *Auction of PLE owned properties – On hold until liens are all wrapped up.*
- b. *Boat Docks /Buoys – Dock inspection; Bid to repair pin at the dock - ongoing*
- c. *PLE Mailbox Policy – ongoing*
- d. *When and where to have Special Meeting for Revision of By-Laws and Covenants – still being decided. May need seating for up to 150-200 people.*

New Business

- a. *Requests for new gate cards: Lot owner request for 2 new cards, 1 approved, one denied. Vendor requests 1 more card, request denied.*
- b. *Issues/Complaints:*
- c. *Bath House Opening and Cleaning – We now have a cleaning person for the bath house. Bath house should be open today.*

Open Forum Topics -

- a. *Fishing Derby is June 12th.*

Meeting adjourned at 11:56 AM by President Dan Latham

Minutes submitted by Recording Secretary *Barbara Baker*