

## ***Pinnacle Lake Estates Monthly Board Meeting***

Board Meeting Minutes: Saturday August 7, 2021

9:00 a.m. at Pinnacle Lake Pavilion

### **Board Members:**

*Present:* Dan Latham, Barbara Baker, Charlie LePage, Tim Ryan, Tara Wallace

*Absent:* Rachel Haney, Rick Martin, Mark Hodge

### **Proceedings:**

Meeting called to order at 9:04 a.m. by President Dan Latham

July 5, 2021, ***Monthly Board Meeting Minutes*** were read by Recording Secretary Barbara Baker. Amendments made: in Security Report “Amberlin” changed to “Eberlin”, spelling of “courtesy” corrected. MOTION made by Dan Latham to approve the July minutes as amended. Motion seconded. Board agreed minutes will be recorded as amended.

***Administration Report:*** (Tara Wallace) – 8 new gate cards issued and 1 replacement, 1 UTV registered, 3 boats, 4 motors, 1 camper, and 1 golf cart. We mailed 32 Intent to File Lien Letters in June, of which 11 have been paid, 1 is going to a tax sale, 1 is being turned over to PLE. PLE will be filing liens on the remainder that haven’t been paid. We will be sending 13 more Intent to File Lien Letters this month. Note: Cheryl’s vacation is September 15 – 26<sup>th</sup>. There will not be anyone in the office to help you during this time. Judy Batton would like to head up a volunteer group to trim back the trees that hang over the roadways. The August Newsletter is being finalized and will be mailed this coming week.

***Treasurer Report:*** – Account Balances

Boat Dock Fund - \$29,469

Main Bank Account - \$205,348

Special Assessment - \$112,695

Wayne Beagle Fund - \$3,908

***Roads Report:*** (Charlie LePage) – Extension is being added to pipe by office, culvert pipe by lot owner’s property needs work may be replaced as soon as next week, issues on steep driveways washing out in heavy rain.

***Security Report:*** (Mark Hodge) – Trails Gate no longer working, Birdsong will proceed with the board replacement. North Gate guard shack AC needs to be replaced. Staffing is an issue, keeping staff is hard. Owner of the property where double decker boat is parked says boats parked on his land are not his. Issue with suspicious activity in men’s bath house; coincides with a vehicle parked up by the mailboxes.

***Architecture Report:*** – (Rick Martin) – Application for a permit for a 20 x 25’ shed, submitted application and permit – approved.

***Special Projects:*** – Charlie ordered signs for boat dock area.

### ***Committee Reports:***

1. *Covenants and By-laws Revision – (Rick Martin) – Need to get documents complete by Sept 1. Meeting to work on these set for Wednesday evening.*
2. *Lake Preservation Committee – Ongoing work at Pinnacle Creek location. Past Durmeier’s property – there is a rock shelf. Stay to the island side to pass by boat. Perhaps this area needs a permanent buoy.*

### ***Unfinished Business***

- a. Auction of PLE owned properties – Ongoing. We are in the process of getting a few more properties back.
- b. Boat Docks /Buoys – Lights and electrical work ongoing. If any lot owners have any electrical knowledge, Charlie could use some help with this.
- c. PLE Boat Slip Policy – Ongoing
- d. Facebook Page for notifications from the Board/Office – Ongoing, Newsletter to be posted here.
- e. Increase in Annual Assessment to provide funding for: Creek and Retention Pond Maintenance, Maintenance Employee, Courtesy Officer, Increasing Trash Budget – Ongoing
- f. Amended Electric Gate Card Policy needs approval.

### ***New Business***

- a. Requests for new gate cards – 1 request for card for wife - approved
- b. Issues/Complaints – Anyone can come through the Trails Gate as it is standing open. On Rocky Ridge, a build-up of dirt and gravel is being used as a drive through to move a bobcat, that allows dirt to wash down back into the lake, work vehicles blocking Skyline drive, not allowing vehicles through, on Ginseng there is a “new” camper put in that looks old, nasty and dilapidated, tree obstruction across street from Lake Shore Drive S, lakefront home has grey water running into lake, trees were chipped onto private property thinking it was Pinnacle Lake property, lot owner having issues with moving their boat into and out of their dock as neighbors have a friend parking on the side of their dock which is blocking them.
- c. Annual Meeting to be held September 11, 2021, at Montgomery City Highschool gymnasium (the one with the large Wildcat logo) beginning at 9:00 AM.
- d. Boat Slip Lottery drawing winner David and Brooke Snyder.
- e. Treasurer/Budget – as our Treasurer resigned, we are having our accountant work on this.
- f. Businesses in PLE – lot owner wants clarification on the Board’s policy on this? Can a business be run out of a residence inside PLE? Needs to be set out clearly in our Covenants and Restrictions.
- g. Line Item in Budget for Gate Maintenance and Repair due to constant issues with those. Trails gate not working due to memory chip and mother board going out, Trails section is not open to all lot owners in PLE. We are currently looking into perhaps getting all new gates.

### ***Open Forum Topics –***

- a. Lot owner interested in exceptionally large sycamore tree down along driveway at Three Pipes.
- b. Lot owner wants to get their property back into PLE, bought first lot in 2016, second lot in 2017. Did not come to Board to have property removed, no record of this in our system.
- c. Dogs are running on beach against PLE rules and owners not picking up after them. May need to add a dog sign.
- d. Lot Owner knows a company willing to turn sand on over on Beach very inexpensively to get rid of weeds and put load of clean sand on top. Looking for other volunteers.

Meeting adjourned at 10:36 AM by President Dan Latham

Minutes submitted by Recording Secretary **Barbara Baker**