

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

Board Meeting Minutes: Saturday July 10, 2021

9:00 a.m. at Pinnacle Office

### **Board Members:**

*Present:* Dan Latham, Barbara Baker, Charlie LePage, Rick Martin, Tim Ryan,  
Mark Hodge, Tara Wallace

*Absent:* Rachel Haney

### **Proceedings:**

Meeting called to order at 9:02 a.m. by President Dan Latham

June 5, 2021 ***Monthly Board Meeting Minutes*** were read by Recording Secretary Barbara Baker. Amendment by Charlie LePage: Special Projects – “New and taller” should read “New and higher”. MOTION made by Dan Latham to approve the June minutes as amended. Motion seconded. Board agreed minutes will be recorded as read.

***Administration Report:*** (Tara Wallace) – In the month of June, we had the following items registered: 8 boats and 8 motors; 2 UTVs; 4 ATVs; and 1 Camper. We issued replacement stickers for 2 motors and 1 ATV. 9 new gate cards and 5 replacement gate cards were issued. 32 Intent to File Lien letters were sent, payments due by August 1<sup>st</sup>. PLE is looking for a volunteer to spray the weeds at the beach and the dam.

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

Boat Dock Fund - \$29,721

Main Bank Account - \$185,632

Special Assessment - \$159,779

Wayne Beagle Fund - \$4,378

32 Notice of Lien letters have been mailed.

***Roads Report:*** (Charlie LePage) – The June 24<sup>th</sup> storm brought us 10-12” of rain. The Road crew was quickly activated to repair PLE roads for the 4<sup>th</sup> of July weekend. Washouts were repaired and culverts were replaced. Let us know if there are any other areas that need attention. Ameren invoice for holding pole in place during the repair of the culvert at the corner of Skyline Dr. and Pinnacle Rd. approved.

***Security Report:*** (Mark Hodge) – There are a lot of new people and unregistered vehicles in PLE. An unregistered double-decker boat has been used for heavy partying. If we decide to tow, Eberlin Boat and Motors can do that. There was a boat docked at the courtesy slip most of the weekend. It’s time for new registration stickers. Perhaps opening season next year, we could re-register all boats and motors, a plan that would require volunteers to assist. Current registration list including campers is: Unauthorized campers both RV and tent campers. Suspicious tent campsite at the campground, appeared all set up but abandoned with trash spread about and many suspicious and probably illegal

items– sheriff called, and report taken. New owner of property with cave having issues with trespassers. Gate has been put up. Complaints of motorcycles not following rules of the road, lots of speeding. Dumpster issues – always full. Large crowds now, also have become a gate card and security issue. Suggestion – issue all new gate cards? Need more staffing, an officer/security person at the gates.

*Dan Latham* met with Air Vac Med guy, viewed helicopter landing sites: 1) North Gate 2) Boat Docks 3) Dam or Campground. Preference is the N Gate. Will coordinate with Montgomery and New Florence fire and rescue. We need to get the landing zones prepared.

**Architecture Report:** – (*Rick Martin*) – 1 new permit for a culvert pipe and holding tank. 1 permit submitted for construction of house, but no application submitted. Lot owner requested variance for placement of dock as rock shelf prevents standard 20' dock; they want to reconfigure dock, so the length is 22'. The extra 2' will not cause issues with boat traffic. Board has approved. (*Charlie LePage*) – There also was a request for a building and culvert pipe which was approved by the Board.

**Special Projects:** – (*Rachel Haney*) – absent. Has been working on the PLE Facebook page; just for informational posts, no commenting.

### **Committee Reports:**

1. *Covenants and By-laws Revision* – (*Rick Martin*) – Need to get documents complete by Sept 1. Looking at font color and style. At the Annual meeting lot owners attending will get 2 documents – Bylaws and Covenants and Restrictions. These two documents will also be available on-line for downloading and at the office. At a Special Meeting (date, time, and place yet to be determined) Bylaw document will be voted on as a whole. Covenants and Restrictions will have individual passages voted on. Due to Missouri's new HOA laws, changes will become permanent if more than 50% vote to pass the changes.
2. *Lake Preservation Committee* – Pinnacle Creek west side channel is now 3 plus feet deep from one end to the other. Will begin to work on east side. Lot owner's tree cutting on the lot that backs up to the property Pinnacle Creek is on has resulted in large logs and at least 6-8 large cut treetops and trunks washing into the cove. This will require additional equipment to pull this stuff onto the shore where it can be dealt with. Lot owner needs to be contacted about addressing the run-off. \$37,000 paid to dredge creeks to allow sediment to be collected. It worked, but gravel and sediment have washed back into the tributaries due to the late June creek flooding. Needs to be cleaned out again. Maintenance will require additional assessment fees.

### **Unfinished Business**

- a. Auction of PLE owned properties – PLE still needs 3 property transfers from the title company in order to put those properties in the auction; title searches have been done. Ongoing.
- b. Boat Docks /Buoys – *Charlie LePage* is doing the pin repair at the dock.
- c. PLE Boat Slip Policy – Changes made – left out the paragraph that grandfathered in certain boats. Will be put on list of items to be voted on by lot owners at the Annual Meeting. Item #7 added that “only the boat registered to each slip may be docked there. NO SUBLETTING OF

ALLOWING USE BY OTHER LOT OWNERS.” At this time no new lot owners will be added to the list wanting boat slips.

### ***New Business***

- a. Requests for new gate cards – Property owned by 3 people; each has 1 card. One owner is requesting 2 additional cards for daughter and spouse, two owners are requesting 1 additional card. (Questions: should we set rule for reasonable number of gate cards?) Options to gate cards: meet them at the gate, leave their name with the guards. This request held over for Ex. Session. Request for 1 card for son. Approved. Request for 1 card for wife. Disapproved. Request for 1 card for daughter. Approved. Lot owner reported his card no longer working, but not registered nor recorded in his file. Asked to come in with information form filled for cards already in his possession before approval is possible.
- b. Issues/Complaints – moved to Executive Session
- c. Facebook Page for notifications – discussed during Special Projects report.
- d. Increase in Annual Assessment – Tributary Maintenance, Maintenance Person, Increasing Trash Budget, Security Officer. Amounts will need to be calculated. Lake Preservation contractor estimates Tributary Maintenance will cost approximately 10-15k per year. Discussion on replacing main guard shack, new bath house, and some kind of community building. Next year is the last year of our 5-year 3% assessment increase.
- e. Adding 28262 Pinnacle Lake Rd. to PLE – at one time was part of PLE, then was bought and the owner elected to remove it from PLE. Now current lot owner wants it to be part of PLE again. Board requests more information, maps, and to define responsibilities. Motion made by Barbara Baker to table for further investigation. Seconded and approved.
- f. Edit and approve Newsletter – add or change language relating to: Primary and Secondary Lot designation, Lake Preservation, increase in annual assessments, projects requiring attention in the next 5 years, date/time/place of Annual Meeting, items to be voted on: 3 Board Members, Boat Slip Lottery Drawing, use of Personal Watercraft, include wording that Fiscal Year is July 1 through June 30.
- g. Electric Gate Card Policy – change wording on Policy 1, motion made by Dan Latham to amend Electric Gate and Access Card Policy to say 1<sup>st</sup> card is free, second and third card are \$25 each, any additional cards if approved by the Board are \$50 each. No cards to be given the new owner by the previous owner. All previous cards to be deleted from the system.

### ***Open Forum Topics -***

No Open Forum topics brought forward.

Meeting adjourned at 12:15 AM by President Dan Latham

Minutes submitted by Recording Secretary *Barbara Baker*