

Pinnacle Lake Estates Monthly Board Meeting

Board Meeting Minutes: Saturday October 2, 2021

9:00 a.m. at Pinnacle Office

Board Members:

Present: Dan Latham, Barbara Baker, Charlie LePage, Tim Ryan, Rachel Haney, Mark Hodge

Absent: Tara Wallace

Proceedings:

Meeting called to order at 9:06 a.m. by President Dan Latham

August 7, 2021, ***Monthly Board Meeting Minutes*** were read by Recording Secretary Barbara Baker. Motion by Tim Ryan to accept minutes as read, seconded and unanimously approved.

Administration Report: (Tara Wallace) *Absent – Report submitted and read by Dan Latham:* 8 new gate cards, 1 replacement gate card, 1 boat, 1 motor, 1 UTV.

Treasurer Report: – Account Balances

Boat Dock Fund - \$29,206

Main Bank Account - \$109,861

Special Assessment - \$61,239

Wayne Beagle Fund - \$4,288

Invoices to be considered for approval: Estimate from Sherwood plus Invoice – **Motion** made by Mark Hodge to approve, seconded, and approved. HOA attorney for ongoing conversations concerning revisions of our governing documents – **Motion** made by Barbara Baker to approve the balance due, seconded, and unanimously approved.

Roads Report: (Charlie LePage) – More culvert pipes have been ordered, finished work on Butternut replacing culvert pipe and adding gravel, dug out ditch on Lake Shore Drive, our contractor was out for several weeks with COVID.

Security Report: (Mark Hodge) – Trails gate – modem board inside card reader replaced. Door King card reader needed to have all cards re-entered manually by Secretary. It's working well now. Main and North Gates both working well now, maybe we should start looking now at better replacements. We are down to 2 employees; had to let two others go. The problem last month with the bath house was resolved by the police. 2 kids were caught going up and down the dam on 4-wheelers.

Architecture Report: – One permit approved for an 80' culvert pipe, waiting for more information on a couple of other permits.

Special Projects: – (Rachel Haney) - Ongoing trash issues – looking at ways to deal with this before we add additional costs by getting another dumpster, purchased new signage reminding lot owners what goes in the dumpsters. We have a running list for next week's Work Day such

as tree trimming, power washing, getting logs and debris out of the lake and we are asking for volunteers to sign up to help. We are also working on ways to improve communication with lot owners. Lot owner with a trailer says he can park it near the big dumpster we use for Work Day to use for scrap metal that shouldn't be put in the dumpster. Question: if the money he gets for the scrap metal would be returned to the Lake. Lot owner needs to be contact.

Committee Reports:

1. *Covenants and By-laws Revision* – Many Board members have spent long hours working on these documents over the past several months. We now have here the final rough draft for the Board Members to go over today to get into a final version that lot owners can view at the Annual Meeting.
2. *Lake Preservation (Dredging) Committee* – Pinnacle Creek Cove is now ready for boat traffic; however, boats need to stay in the middle of the waterway to avoid rock shelves. The retention pond at Mary White Creek is filled up and water is being pumped out, the material is drying very quickly and may need to be moved out of there.

Unfinished Business

- a. Auction of PLE owned properties – Ongoing. We are still working on getting information ready for the auction company. We need to provide a plat map and legal description for each property.
- b. Boat Docks /Buoys – Lights and electrical work ongoing. May need to hire a contractor for this as no lot owner with this kind of expertise has volunteered.
- c. PLE Boat Slip Policy – Ongoing (Still waiting for lot owner vote)
- d. Treasurer/Budget – Board needs to approve
- e. Businesses in PLE – Tabled for Executive Session
- f. Line Item in Budget for Gate Maintenance and Repair

New Business

- a. Requests for new gate cards – Lot owner has 4 gate cards and wants 2 more for other daughters and one extra. Barbara Baker makes motion to deny cards that are not attached to a name. Seconded and agreed to deny extra cards. Lot owner has 4 gate cards and wants one for wife. Motion made by Dan Latham to ask for more information before card can be approved.
- b. Issues/Complaints – Lot owner submits form and photos of corner of Pinnacle Lake Rd. and Bear Creek Trail where road is being washed out.
- c. Members NOT in Good Standing – reminder letter before Annual Meeting – Lot owners got their assessments in June, due in July, reminder put in the Newsletter in August about the Annual Meeting which states you must be in Good Standing, Facebook pages, Web Site, announcement posted on both gates, office door. We will send out a post card reminder with notarized proxy clarification. Rachel is working on this and how to communicate with lot

owners more effectively. Email at this time wouldn't be effective as less than 50% of lot owners have not given office their email addresses. Statement on Notarized Proxies read by Dan Latham:

PROXIES: It is documented that the PLE Annual Meeting originally scheduled for September 11, 2021 was postponed and rescheduled due to the COVID Pandemic. According to our Legal Counsel, proxies submitted by the September 7, 2021 deadline for the September 11, 2021 meeting are still valid. If you are now able to attend the rescheduled meeting on November 6, 2021, your in-person vote will void the original proxy submitted. If you are unable to attend the rescheduled meeting on November 6, 2021 and now need to vote by proxy, please contact the PLE Office for a proxy. Proxies for the November 6, 2021 meeting are due to the PLE Office by November 2, 2021.

Open Forum

- a. Lot Owner wants to combine two adjacent lots a shed and canopy are located on one and a house and garage are on the other. Combined acreage is about 5 acres. Tabled for Executive Session.
- b. Lot Owner has three lots, 2 primary and 1 secondary, and the two primaries are deeded the same. Long discussion ensued on Primary and Secondary lots.

Meeting adjourned at 10:32 AM by President Dan Latham

Minutes submitted by Recording Secretary **Barbara Baker**