

Pinnacle Lake Annual Board Meeting

Board Meeting Minutes: Saturday November 6, 2021
9:00 a.m. Montgomery County High School, Montgomery City, MO.

Board Members:

Present: Dan Latham, Tara Wallace, Barbara Baker, Rachel Haney

Absent: Tim Ryan

Proceedings:

Meeting called to order at 9:26 by President, Dan Latham

October 2, 2021, Board Meeting minutes read by Barbara Baker. Motion made by Dan Latham to approve minutes as read. Motion seconded and unanimously approved.

Reports:

Administration Report – Tara Wallace:

- The numbers of new registration for the past year are – 30 boats, 33 motors, 7 ATVs, 19 UTVs, 3 golf carts, 5 campers, and 1 jet ski.
- The number of replacement stickers are – 1 boat, 2 motors, 1 ATV.
- The number of Gate Cards – 93 new gate cards, 22 replacement cards, for a total of 115 gate cards
- 32 Intent to file Lien Letters were sent in June, 11 sent in July. 11 Liens were paid, 1 transferred to PLE, 1 to tax sale.
- Winter Hours begin November 1, 2021. Office will be open Monday and Thursday, 8:30-12:30 and the first Saturday of each month before and after each Board Meeting. Office will be closed November 25th and December 20th, 23rd, 27th, and 30th for the holidays.

Architecture Report - (Read by Tara Wallace) – There is an increase in the number of lot owners doing unpermitted work on their property. The Board is in the process of developing letters to send to violators who have incurred violations since September 2019.

Special Projects – Rachel Haney: Dumpsters are overflowing, things are being left outside the dumpsters. New signage is ready to be put near the dumpsters outlining what is and what is not allowed. We are working to improve methods of communication with lot owners as well as updating contact information. Our online store is up and running. All money raised by our online store will go towards Recreation.

Committee Reports:

- a. **Bylaws/Covenants Revision Committee** – Barbara Baker
The Committee and Board members presented for lot owner review the revisions that have been made to our Bylaws and Covenants and Restrictions. We are asking lot owners to read the documents carefully. During the December 4th Board Meeting, we will provide time for a Q&A on these documents. We will be holding a Special Meeting to vote on these documents on January 8th in place of our normal Board Meeting at Montgomery County High School at 9:00 am. Of course, these dates may be subject to last minute changes due to bad weather.

In the event of weather cancellation, please check our Pinnacle Lake Estates – Official Facebook page, our website (pinnaclelake.com), and your mailbox for mailings. If you are unable to attend the January Special Meeting, please contact the office if you would like to assign a Proxy.

- b. **Lake Preservation Committee** – Dan Latham - Over the last year the Lake Preservation Committee and the Board began the removal of sediment and other debris from both of the creek coves that empty into the lake. The Pinnacle Creek Cove and the Three Pipes Cove both have retention ponds, and the dredging of sediment which allows boat traffic to go around the islands in the coves has been accomplished. Our Lake Preservation work is not completed yet. There is more to be done and the Board will keep Lot Owners posted in the usual ways: the PLE Website and the Official PLE Facebook page.
- c. **Bragging Rights Awards** – Charlie LePage – This year the Bragging Rights fishing tournament had 48 participants, more than ever before. The lake is being stocked this year with Crappie and Walleye. Since Walleye take a long time to mature, catch and release of these fish are essential for the first 3 years so they can grow and reproduce. Special thanks to Bob Hildebrand, Tony Basile, Steve VanHorn, and Curt Crosser for manning the check-in stations. This year's winners:

Big Bass – Curt Crosser – 2 lbs. 10 oz
Big Catfish – John McCorkell – 20 lbs. 2 oz.
Big Bluegill – tied – Rick Lawrence and Russ Spencer – 1 lb.
Big Crappie – no entry

New Business:

- a. **Budget Review and Approval** – Amended by Secretary Cheryl Purfeerst on projected income from Boat Dock rental fees and amended on projected expenses on Boat Dock repairs. Lot owner Rich Rose made Motion to approve as amended, seconded, and approved by majority show of hands of lot owners present.
- b. **Vote on Increases in Assessments**
- \$35 for Creek and Retention Pond Maintenance – Vote was 38 YES, **50 NO**
 - \$30 for Security (Courtesy) Officer – Vote was 24 YES, **64 NO**
 - \$25 for Maintenance Employee – Vote was 34 YES, **54 NO**
- c. **Vote on change to Boat Slip Lottery Drawing** – Vote was **51 YES**, 37 NO
- d. **Vote on ban on use of Personal Watercraft on Pinnacle Lake** – Vote was 32 YES, **57 NO**
- e. **Nominations and voting on new Members of the Board of Trustees**
- f. **Open Forum:** Three lot owners had requested to speak during Open Forum. By the time Open Forum was called, those lot owners had left the meeting.
- g. Results announced of the voting on Assessment Increases (see above) and for new Board Members:
- Rachel Haney – 76
Dan Latham – 50
Dan Ryan – 42
Dan Collins – 40
Steve Pogulis – 8

Adjournment: Meeting ended approximately 12:30 pm without an Adjournment as most lot owners had left the building during the vote counting.