

Pinnacle Lake Estates Monthly Board Meeting

Board Meeting Minutes: Saturday February 5, 2022

9:00 a.m. at Pinnacle Lake Office

Board Members:

Present: Dan Latham, Barbara Baker, Steve Pogulis, Tim Ryan, Tara Wallace, Rachel Haney, Dan Ryan, Dan Collins

Proceedings:

Meeting called to order at 9:08 a.m. by President Dan Latham

January 8, 2022, ***Monthly Board Meeting Minutes*** were read by Recording Secretary Barbara Baker. Correction to minutes: January 6 needs to be January 8. Motion made by Dan L to approve minutes as amended, seconded. Board voted minutes will be recorded as amended.

Administration Report: (*Tara Wallace*) – Report for December 2021: 1 boat and 1 motor registered, 3 new gate cards issued. 6 past due property owners owing over \$8,000 sent to collection Lawyer. So far, 5 property owners have chosen to deed their property back to PLE in lieu of paying back assessments and late fees. Report for January 2022: No registrations, no new gate cards issued. Special Assessment invoices mailed on Jan. 26th with the January newsletter. Cheryl requested June 20-27 off for vacation. Motion by Tim Ryan to approve her request, seconded and unanimously approved.

Treasurer Report: (*Dan Collins*)

Account Balances

Boat Dock Fund - \$29,207

Main Bank Account - \$159,472

Special Assessment - \$15,386

Wayne Beagle Fund - \$3296

Total - \$207,363

Reviewed expenditures for 9/20-8/21 and projected expenditures for 9/21-8/22.

Discussed wish list of building improvements plus technical abilities. Dan C plans to meet with our accountants in the next couple of months.

Roads Report: No Report, Tim Ryan made MOTION to approved 2 invoices for gravel. Seconded and unanimously approved.

Security Report: (*Dan Ryan*) – Previous Security Chairperson wants to be a security guard this upcoming season. Add one Thursday shift at N Gate which can be switched up to prevent unpermitted vehicles from being brought in, one Saturday day shift at boat dock and beach, Larry and Dale are expected to return as guard shack courtesy officers, roamers could be unarmed but licensed guards for Friday and Saturday night shifts (probably need to offer \$25 per hour). So estimated at \$1760/week/16 weeks. Dan would also like to purchase new Security shirts.

Architecture Report: – (Steve Pogulis) – 1 request for carport (existing garage is partly on PLE property which lot owner said was that way when he bought the property). 1 request for house plan approval, 1 request for retaining wall, 1 request for amended boat dock variance.

Special Projects: – (Rachel Haney) – We are asking for bids on brush hogging and mowing, will attempt to get 3 bids per. Parking area near boat docks could be reworked to add more car and trailer parking. Spring workday April 23rd. Septic system needs safety fence built around it. Cheryl asks permission to bring the porta potties back by beginning of April. Board agrees that is a good idea.

Committee Reports:

1. *Covenants and By-laws Revision* – (Jane Alexander) – No Report submitted, Rachel needs to be added to added to Committee emails, Committee should provide Board with rationale for eliminating sections, phrases, and words.
2. *Lake Preservation Committee* – No Report, ongoing.
3. *Recreation Committee* – Dena Cross appeared before the Board requesting to chair the Recreation Committee. Barbara Baker made a MOTION to accept Dena as Chairperson of the Recreation Committee. Motion seconded and unanimously approved. Dena’s goal for this committee is to bring PLE families together in a spirit of fun! Some of the Recreation activities she is planning are:
 - Easter Egg Hunt
 - Fishing Derby and lunch
 - Boat and Land parades to celebrate the 4th of July
 - Cardboard Boat Race
 - Bragging Rights Fishing Tournament
 - Fall Gathering Party
 - Bingo or Poker Runs

Reminder: All activities will need a substantial number of lot owner volunteers.

Unfinished Business

- a. Auction of PLE owned properties – Ongoing. We are in the process of getting five more properties back. The PLE owned properties are PLE assets.
- b. Boat Docks /Buoys – Quote from Tiger Docks on adding the 4 missing fingers would be almost \$17,000, needs to be completed before the electrical work which still needs to be done, we need to get bids. Shock detector system can be installed (good ones maybe \$2000), all we have are GFI breakers. Docks still need to be stained and sealed (we want it to look professionally done).
- c. Priorities for 2022– Bylaws and Covenants revisions, new signs for permitted parking and on the dam emergency helicopter landing areas, advertising/promotion for online website for store, policies (reserving pavilion, mailbox, delinquent assessments and fees, camping, subdividing

and combining lots), property to use as dry dock for boats, ATV or side by side for Security use, new office, new guard shack, repaired or new bath house.

New Business

- a. Requests for new gate cards – 1 request for gate card for new driver in family. MOTION to approve by Dan L, seconded and voted to unanimously approve.
- b. Issues/Complaints – Stop sign covered with graffiti pulled down and dragged around lake roads, lodged under lot owner's son's tire; lot owner needs to contact the police. Request by lot owner to have his special assessments fees revised as he does not have a boat or use the lake. MOTION made by Barbara Baker to answer "No" to any revision of fees. Seconded and unanimously voted "No".
- c. Need approval to pay: Short Cut Solutions – MOTION made by Tim Ryan, seconded and unanimously approved.

Open Forum – No topics

Meeting adjourned at 2:01 PM by President Dan Latham

Minutes submitted by Recording Secretary *Barbara Baker*