

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

Board Meeting Minutes: Saturday December 4, 2021

9:00 a.m. at Pinnacle Lake Office

## **Board Members:**

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

*Absent:* Tara Wallace

## **Proceedings:**

Meeting called to order at 9:09 am by President Dan Latham

Parliamentary Procedures for Board Meetings read by President Dan Latham

Introduction of new Board Members: Dan Ryan – Security, Dan Collins – Treasurer, Steve Pogulis - Architecture

Reading and Approval of Minutes for November 6, 2021, Annual Board Meeting by Recording Secretary Barbara Baker. Motion made by Dan Latham to approve minutes as read. Seconded and unanimously approved.

## **Reports:**

**Administration Report** – Tara Wallace absent, report read by Dan Latham. No new registrations for the month of November. 3 new gate cards and 1 replacement card. Suggestion made to purchase Adobe for ease in creating work orders online. Reminder of Office winter hours.

**Treasurer Report** – Dan Collins – Account Balances:

Boat Dock Fund – \$29,206.93

Main Bank Account – \$176,927.32

Special Assessment – \$31,646.48

Wayne Beagle Fund - \$3,296.60

**Roads Report** – Grading, ditches, and cleaning out culverts during November

**Security Report** – Dan Ryan – Dan introduced himself and his planned approach to Security at PLE in the coming year.

**Architecture Report** – Steve Pogulis – One new application for lot improvement.

**Special Projects** – Rachel Haney – Priorities for Special Projects are: cleaning up unsightly property, dilapidated vehicles. Improve beach by dragging and grading the sand to remove weeds, maintaining playground in good condition. Bath house needs improvements inside and out. Boat dock area – needs work.

## **Committee Reports:**

**By-Laws Revision Committee** – Preparing for January's Specially called meeting to vote on revisions by holding a Q&A during open session.

**Lake Preservation Committee** – Retention ponds are being cleaned out.

**Unfinished Business:**

- a. Auction of PLE owned properties – ongoing, working with collections attorney
- b. Boat Docks – Ongoing, electric repairs still needed, looking for a lot owner volunteer or consider hiring the work out.
- c. Boat Slip Policy – outcome of the Annual Meeting vote ends the grandfathering in of boat slip drawing winners.

**New Business:**

- a. Request for Additional Gate Cards – no new requests for gate cards
- b. Issues/Complaints – no forms submitted to the Board
- c. Sherwood Proposals – what we can do with the dredged material proposed use of the low swampy area at the campground - tabled to Executive Session
- d. Budget – Merchant Fees – PLE paid \$900 in fees last year. Accountant says there could be a convenience fee passed on to the lot owner for each use of a card. Board will need to make a decision on how to do that. Dan Collins will look into this.
- e. Plat of Sycamore Trail – Lot owner wants to know who is responsible for a culvert that needs to be replaced. Not a PLE built road, so lot owner is currently responsible.
- f. Board Members' Responsibilities – helps Board members and lot owners know who to go to for what issues.

**Open Forum**

Retention pond dirt – can lot owners take this dirt for their gardens? Board needs to decide on how to deal with dredging spoils.

**Q & A on Revised Bylaws and Covenants**

**Can we pull out these and have lot owners vote on them?**

- 1. Businesses in PLE
- 2. Leasing Property
- 3. Guns and acreage (10 acres). Should we give them a choice of 10 or 20 acres?
- 4. Livestock
- 5. Removal of Trustee by Members – should we give them a choice of 10% or 20% because 50% is an unreasonable number?

**?? Questions for Attorney Jamie Carr that came up in the December Q&A:**

Tiny houses, cabins – 3.3 (3 & 4) violates minimum sq footage of 768 3 (3.1 1&2) Need to add “subject to Board approval”. Do we allow 1 per lot (like we do campers) as well as a “residence”.

Article VI, Section 4 of Bylaws – Horsepower – needs to be corrected per Recreation Rules and Regulations under Boats and Motors.

Covenants 1.12, 3.4 (Subdivision and Mergers), States municipality of New Florence – do we have to follow the ordinances of the city of New Florence?

Covenants 3.4 last line “any Lots merged will still have to pay an assessment on each Lot, as If the Lots remained independent and separate”. What if one lot was a Secondary, do we continue to treat it as a Secondary?

A lot owner questioned that we did not mail a copy of the revision to any lot owner that did not attend our November Annual Meeting. Is it enough that we posted in our Newsletter, website, and Facebook page regarding the revisions and that lot owner would receive a copy and meeting date information at the 2021 Annual Meeting?

Meeting adjourned at 11:18 by President Dan Latham.

Minutes submitted by Recording Secretary *Barbara Baker*