

Pinnacle Lake Estates Monthly Board Meeting

Board Meeting Minutes: Saturday April 2, 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 Collins

Absent: Dan Ryan

Proceedings:

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

December 4, 2021, ***Monthly Board Meeting Minutes*** were read by Recording Secretary Barbara Baker. Motion made by to approve minutes as read, seconded. Board voted minutes will be recorded as read.

March 5, 2022, ***Monthly Board Meeting Minutes*** were read by Recording Secretary Barbara Baker. Motion made by Dan L to approve minutes as read, seconded. Board voted minutes will be recorded as read.

Administration Report: (Tara Wallace) – 14 new gate cards issued for the month of March, 1 replacement Card. 6 boats and 6 motors registered, 1 camper, 1 ATV, 2 UTVs. Office Secretary Cheryl is asking for May 16th off. (Approved during Executive Session). Warren County Sherriff's department wants to update gate cards. Can we have a report on how a code is used? Office can see when a code is used, not who is using it. We recently had an issue with a code getting out and used by a realtor. Previous 5 lots sent to attorney, 4 out of 5 no response. 4 going to judgement.

Treasurer Report: (Dan Collins) –

Current assets:

Boat Dock Fund - \$44,093.75

Main Bank Account - \$136,759.40

Special Assessments - \$107,372.30

Wayne Beegle Fund - \$3,296.64

Total Assets - \$291,522.09

Working on the budget for next year and the money looks tight.

Roads Report: Roads are being graded and rock is being added. Please notify the office of any problem areas. As soon as the roads dry out potholes can be addressed.

Security Report: (Dan Ryan) – *absent – submitted report:* Dan Ryan is continuing to gather applications and getting ready to schedule interviews for security guard positions. Board needs to fix the cost of a 4 WD vehicle for guard roaming use. Treasurer would like this question answered first: Where do we secure the vehicle when not in use? Kubota offering a grant up to \$250,000 for community improvements.

Architecture Report: – (Steve Pogulis) –In March, 1 culvert approved, Dwelling request tabled. Septic request pending sign off. Covered deck application has been submitted.

Special Projects: – (Rachel Haney) – Sheds on PLE property next to boat docks. Needs to be dealt with immediately. Tabled for executive session.

Spring workday scheduled for April 23rd. On list to be done:

How can the landscaping blocks behind the office be used? Debris needs to be removed from dam. Trees need to be trimmed. Buildings need to be power washed. Leaves need to be blown from tennis court. Door locks on bath house need to be replaced and bath house opened. Outdoor shower faucet needs to be replaced. Back shed needs new flooring. Picnic tables need to be stained.

Some lot owners want Board to reconsider Secondary Lot assessments – if lot owner has developed their lots to be used together, should the Board allow grandfathering of these lots to follow the property.

Lake owned lots – 7 ready to be sold now. Rachel has gathered a group of realtors to look into how best to list these lots. Looking at price recommendations.

Bids for mowing – 2 submitted. One can only do the mowing part. Second bid can address other areas as well. **Motion** made by Tim Ryan to accept second bid. Seconded and unanimously approved.

Boat Docks – Priorities are #1 anchoring. Working off a 2020 proposal by Tiger Docks, cost of \$23,000. #2 installing electric - \$50/hr. to do. **Motion** to approve this electric work made by Dan Collins. Seconded and unanimously approved. #3 painting and staining – including docks, bridge from parking lot to Pavilion. **Motion** made by Dan Collins to spend the money on this and just get it done. Seconded and unanimously approved.

Parking area will be tabled until other projects are completed.

Committee Reports:

Covenants and By-laws Revision – (Jane Alexander) – Committee members: Mike Cross, Russ Spencer, Ron Schiaffo, Carly Lewis, Christina Saenz, John McCorkell, Patrick Crites, Pat Matheny. Primary goal is to update the By-laws and Covenants so all lot owners and association members will understand and agree with the updates. Also, to improve communication, be transparent and make sure definitions are clear and enforceable. A date needs to be set for the committee and the Board to sit down and go over the committee's revisions to the By-Laws.

Lake Preservation Committee – Wash-off erosion near beach is to be repaired. Handicapped access considered.

Recreation Committee – (Dena Cross) – We need volunteers to clean up the area before the egg hunt. Dena is working on the Poker Run. 7 lot owners have volunteered to be stops. Dena

needs people to work at the pavilion to run the poker run, set up for the pot-luck dinner, organize the raffles, etc.

Unfinished Business

- a. Auction of PLE owned properties – See *Special Projects* report.
- b. Boat Docks /Buoys – Ongoing, electric repairs - See *Special Projects* report.
- c. Members in Good Standing List – **Motion** made by Dan L to discontinue publishing list. Seconded and unanimously voted to discontinue. Cheryl has the accountant generate the sign in list with balance due for Annual Meeting to verify that lot owners are current in assessments and fees.
- d. Past due statements for assessments – Tabled until next month.

New Business

- a. Requests for new gate cards – Request for 1 new card. Barbara Baker made **Motion** to approve. Seconded and unanimously approved. Request for 2 additional gate cards. **Motion** made to deny by Dan Latham.
- b. Issues/Complaints – moved to executive
- c. Discuss and approve 2022 mowing bids

Open Forum

Lot owner had several questions:

- From March minutes – recreation requested access to recreation funds – tabled for Treasurer input. Outcome not reported. A **Motion** to immediately get a \$250 gift card for recreation use made by Dan Latham approved by email.
- How many boats are stickered for use on the lake? Not easy to answer right away.
- From Treasurer what bills have been paid. What were they for? Shouldn't there be a reserve/rainy day fund? The answer is "Yes". This information will be available each month from now on.
- Questions concerning staining and anchoring boat docks. Wants Board to compare cost of staining and materials that don't need maintaining.
- Why can't the Trails Section have security cameras? Steve and Dan R will look into this.
- Why was no roads report submitted?
- Request to combine lots during Executive Session – what was outcome? Motion to deny.
- Request to waive late fees – what was the outcome? Motion to deny.
- Where is a list of projects to be accomplished on April 23 clean-up day? Rachel will be posting.

Recreation wants a designated amount (\$500.00) per year, from yearly assessments to be put into the Wayne Beegle Fund. Dan C will work on this.

Meeting adjourned at 12:51 PM by President Dan Latham

Minutes submitted by Recording Secretary Barbara Baker