

Pinnacle Lake Estates Monthly Board Meeting

Board Meeting Minutes: Saturday May 7, 2022

9:00 a.m. at Pinnacle Lake Pavilion

Board Members:

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

Absent: Tim Ryan

Proceedings:

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

April 2, 2022, ***Monthly Board Meeting Minutes*** were read by Recording Secretary Barbara Baker. Motion made by Dan R to approve minutes as read, seconded. Board voted minutes will be recorded as read.

Administration Report: (Tara Wallace) – 7 new gate cards for the month, 1 replacement card. 2 boats and 1 motor registered, 1 camper, 1 ATV, and 1 UTV also registered. Reminder the office will be closed on Monday, May 16th as Cheryl will be out of town. Annual Assessments will be mailed at the end of the month and are due July 1, 2022. Any Board decision made by email along with votes to approve or not approve should appear in responsible Board member's monthly report at the next scheduled Board meeting so the information will appear in the official minutes. I picked up 4 general warranty deeds for the properties I turned over to the attorney. Will get them signed and notarized this next month or so. The office and Admin are starting work on five more.

Treasurer Report: (Dan Collins) – 2 Credit Cards, one for \$35,000 and one for \$500 for Recreation and other smaller purchases. The Kubota offer, which began January first, ended April 15th. We are currently looking at a two-seater ATV for \$9,400 + \$1,000 for windshield and other accessories. However, this one won't be available until the end of June or the beginning of July. We would have to pay mileage until then.

Current assets:

Boat Dock Fund - \$44,093.93

Main Bank Account - \$134,495.80

Special Assessments - \$108,828.30

Wayne Beegle Fund - \$3,040.70

Total Assets - \$290,458.73

Roads Report: Rain and more rain, causing culverts to fill and overflow, washouts, potholes. Let us know if your culverts are clogged. Lot owner wants to know who is over roads and how decisions are made. Those responsible for roads will visit sites pointed out by lot owners and do drive-arounds. Please notify the office if you see a loose or floating dock. Lot owner wants it posted where gravel will be laid.

Security Report: (Dan Ryan) – This department is underfunded and understaffed and has some security issues. Started with one employee, now have 2 police officers from New Florence and 5 new staff. Security needs a side-by-side to be used by roamers around the lake to look for issues and to assist the public. Copies of Security enforceable Covenants and By-laws are being put together for the officers to enforce. This document will be posted so lot owners will know what Security will enforce. Time will be allowed to fix/amend the issue, then liens will be placed. RV theft in April, reported to security 10 days later; has been recovered. Reminder to lot owners that any time police are called, Security needs to be called. All cameras will be updated as budget allows.

Architecture Report: – (Steve Pogulis) – 2 requests completed and approved, 4 other requests, potential violation will be followed up on. Boat docks – proposed revisions to protect the lake. 12 x 10 dock with walkway is sitting on the dam, where it came from has been established. Was removed from the drain by lot owner. There is one more loose dock in the lake.

Special Projects: – (Rachel Haney) – Lot owner's shed sitting on PLE property has been dealt with. Thanks to lot owner, Ron Schiaffo, who helped out by staining picnic tables, and lot owner, Bob Schuler, who fixed and painted BBQ pits at Pavilion. Tiger Docks estimates anchoring of docks will be completed in mid-July. South dock is finished, North dock is ½ completed with staining. Getting ready for electrical work, arbors. Electrical work needs \$1,200 to complete. **Motion** by Rachel Haney to approve those funds. Seconded and unanimously approved. Walk bridge to beach appears to be sinking on the North side, needs to be addressed.

Committee Reports:

Covenants and By-laws Revision – (Jane Alexander) – The Committee has completed their work on the By-Laws and Covenants revisions. Will meet to review Covenants one last time. The Board will begin reviewing the revision recommendations, then will schedule a meeting between the Board and the Committee.

Lake Preservation Committee – More fresh sand will be put on the beach. Whole beach area will be dressed up. We will burn the pile that is on Pinnacle Creek location. Lot owner wants to know: Is there a committee? An erosion control plan? Should we have an erosion control committee? Do we have the funding? **Motion** made by Steve Pogulis to put it on the agenda to establish an erosion control and master plan committee. Seconded and approved to put on the agenda.

Recreation Committee – (Dena Cross) – Our Easter Egg Hunt in April was the best event ever. We raised \$745.00 after expenses, \$450.49 went into the Wayne Beegle Fund.

Poker Run – Will be held May 28th. Help is needed to decorate the Pavilion and people to sell raffle tickets. Dinner will be potluck. Since the cost of food is high, Dena will provide mostaccioli and ham, the cost will be \$328 to have it made for us. We expect to feed 100 people. It will cost \$20 for one poker tally sheet. The total collected will be divided in half – half goes into recreation funds, half divided between the top 3 poker

hands. We'd like for children to be included – suggested up to 17 YOA play for free, perhaps receive a participation certificate.

Cardboard Boat Race – coming back. Hope to have rules posted this week. Just for fun, no money involved.

Don Hall won the logo words contest a few years back never received his t-shirt. In memory of bulletin board needs to have Marguerite Rose's name added.

Motion made by Dan Collins to have the 1% of credit card payback go to Wayne Beegle fund. Seconded and unanimously approved.

Unfinished Business

- a. Sale of PLE assets – 6 of the 7 properties are listed for sale, 3 are under contract, one for over asking price.
- b. Boat Docks /Buoys – ongoing electrical repairs discussed in Special Projects Report
- c. Past due statements for assessments – covered in Admin report
- d. Grant from Kubota – Dan C – covered in Treasurer's report.
- e. Set date for By-laws meeting with Committee – to be set

New Business

- a. Requests for new gate cards – Lot owner requests 2 for daughters. Rachel will be working on how many keys each owner should have. Will be on June's agenda under Unfinished Business.
- b. Issues/Complaints – blocked culvert near beach will be addressed.
- c. Newsletter – Cheryl needs the Board to look over the proposed newsletter and add any needed information. Needs to be finalized and approved at the July 9th Board meeting. Will be mailed in August.
- d. Current By-laws concerning assessments – legal actions other than liens – Skipped. Will remain on next month's Unfinished Business.
- e. Grandfather status of Secondary lots – could be counter productive to discuss this while our By-Laws and Covenants are being revised.

Open Forum

- Where is all the money coming from for the Beach? It is coming out of the Main fund.
- Boulder Pass – scraped down to original gravel and needs new gravel on top.
- Potholes are not being dealt with properly.
- Ditches need to be cleaned every year, need to be burned off in the fall. Islands and other properties need to be burned to manage ticks and chiggers, keeps dry tender down to prevent fire spread.
- Request for a map showing lot #s to be posted on the Website. On Warren County's website, you can click on GIS integrity map and put in address, parcel #s, etc. Rachel will work on this.
- Recreation Rules and Regulations needs to be updated as it still says 55 HP for boat motors instead of 60 HP. Cheryl wants to know if she can just change to document to state the proper HP? Should we wait until the By-Laws and Covenants are completed to

correct and re-record this document with the counties? Also says campers are not allowed, however they are allowed with Board approval.

- Jane Alexander is collecting money for the July 4th fireworks. The Cooks are collecting aluminum cans to recycle for money to be donated to the fireworks.
- Who is Wayne Beegle and what is the Fund? He served the community, started the Kids Fishing Derby. Funds are used for Recreation.
- Camera for the Trails Section. Cell based cameras will not work there. Board will be looking into what kind of security issues are happening in the Trails.
- How many boats are stickered? How many boats are on the lake? Cheryl is working on this. There are approximately 430 lot owners, and each owner may have up to two boats. Potentially you could have over 800 boats. Concern is that there are too many boats. What is capacity of the lake? Hope to have that number by the June meeting.
- Secondary and Primary lots – does changing Secondary lots that are sold to Primary lot status raise assessments on lot owners? Lot owner wants to see the recorded documents that removed Primary and Secondary lots from the official documents. Barbara will bring to the next meeting.
- Some lots on the PLE website has the acreage some do not. Lot owner wants map where acreage is included.
- UTV for security – where will it be housed? Board is working on acquiring a shed that will work for that.
- Wash out at gate on Bear Creek Trail again. Culvert may not be large enough.
- Trails section definitely needs a camera at the gate. Looking into perhaps putting a camera in another location like at the top of the hill.

Meeting adjourned at 11:32 PM by President Dan Latham

Minutes submitted by Recording Secretary *Barbara Baker*