

Pinnacle Lake Estates

102 Skyline Dr. South
New Florence, MO 63363

Address Correction Requested

Pinnacle Lake Estates Association

2022 Annual Meeting Notice and Newsletter

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Board Members

President	Dan Latham-Smith
Vice President	Tim Ryan
Treasurer	Dan Collins
Admin Secretary	Tara Wallace
Rec. Secretary	Barbara Baker
Roads	Robert Menzel
Security	Dan Ryan
Architecture	Steve Pogulis
Special Projects	Rachel Haney

Pinnacle Lake News

Pinnacle Lake Estates
636-585-2226 pleoffice@centurylink.net

102 Skyline Dr South, New Florence, MO 63363
www.pinnaclelake.com

Important Notices!

The Annual Meeting Notice is enclosed. Please plan to attend as your vote counts!

Monthly Board meetings are the first Saturday of each month. If you have a question or suggestion, please attend a meeting. They start at 9:00 AM at the administration building and are open to all members.

December 3, 2022
January 7, 2023
February 4, 2023

All lot owners are welcome and encouraged to attend the monthly board meetings.

Office Hours

Beginning November 1, 2022, the office will be open Monday and Thursday from 8:30 AM – 12:30 PM and the 1st Saturday of each month.

Cheryl will also be available the 1st Saturday of each month before and after each Board meeting to assist you with items you may need, such as registering a boat, filling out lot improvement applications, etc. During Board meetings, no assistance will be available.

Holiday Hours

The office will be closed December 26th – January 2nd

Inclement Weather Policy

The office will follow both Warren & Montgomery County school districts decision to close. If either school is closed due to weather the office will be closed as well.

Annual Assessment

Annual assessments were due July 1, 2022.

Primary Lot: \$377.00
Secondary Lot: \$80.00 (Only applies to grandfathered in lots as of January 1, 2022.

Delinquent assessments shall accrue interest at the rate of eighteen (18%) per annum on the unpaid principal balance, calculated from the due date through and including the date full payment is received per PLE Covenants & Restrictions.

Secondary Lot Reminder

As of January 1, 2022, any lot sold at PLE will be considered a Primary Lot and assessed as a Primary Lot. All lots currently designated as Secondary Lots through December 31, 2021, will remain Secondary Lots and continue to be assessed as Secondary Lots (grandfathered in). Only upon the sale of a Secondary Lot on or after January 1, 2022, will that lot be irreversibly converted to a Primary Lot, regardless of any other lots the buyer of said lot owns.

Assessments may be paid by check, debit, or credit card. **Credit card payments will include a 2.5% Convenience Fee beginning March 1, 2022.**

If you choose to drop your payment through the mail slot on the office door. Please make sure your check is in an envelope before placing in the mail slot.

Lot Owner Information Update

If you have any changes to your contact information, please send them to the office by phone or email.

Bathhouse Closing

The bathhouse is scheduled for closure on Saturday, October 15th, sooner if cold weather becomes a problem. It will remain closed until next spring. A portable toilet will be placed near the bathhouse in the normal winter configuration.

Lot Improvement Permits

Please remember that you need to obtain an approved permit BEFORE you start on your improvement project. Once you turn in your application, the Board will review it at the next regularly scheduled board meeting.

You will receive notification of the Board's decision within 30 days of the date of the board meeting. If you have any questions on the permit process, please contact the office to clarify your questions.

You can obtain an application for permit from the Pinnacle Lake website or from the office.

Security Reminder

If you are following lot owners through the gate, please be courteous and show your gate card. Security related incidents can be reported by email to pinnaclelake911@gmail.com

Trash Dumpster Reminder and Update

The trash barrels at the Beach and Picnic areas have been a large issue this year. A request for an increase in assessments to hire a Maintenance employee was voted down at the 2021 Annual Meeting so we do not have anyone to empty the trash barrels. They are regularly overflowing with trash if not emptied each day on the weekends.

We are asking Lot Owners to pitch in and help empty the barrels when they are finished using them for the day, even if they aren't full. If overflowing trash barrels continue to be an issue, we will have to remove the trash barrels and folks will have to bring their own trash bags with them to put their trash in and then dispose of.

In addition, our community dumpsters provided for regular household trash are being abused by folks using them as dumpsters for construction debris and large items. If you are doing a construction project and have debris to dispose of, it may not be disposed of in community dumpsters.

Our trash provider, Dayne's Waste Disposal can provide large roll-off dumpsters at your own expense for construction projects or large clean outs. They may be reached at [\(573\) 492-6195](tel:5734926195).

Having to deal with overflowing dumpsters and trash barrels is a very time consuming and costly issue. Without increased assessments, we will continue to have these challenges.

Reminder: The Wayne Beegle Bragging Rights Tournament ended on September 5th. The winners will be announced at the Annual Meeting and will be notified by Charlie LePage.

Fall Workday

October 15th is Fall workday. Please see below for a list of projects to be completed. If you would like more information or to volunteer to complete a specific job, please notify the office. If you do not wish to sign up for a job in advance, please meet at the bath house at 8:30 AM.

- Trim trees hanging over Association owned buildings
- Clean gutters on Association owned buildings
- Soft or power wash Association owned buildings and concrete
- Winterize guard shacks and ice machine
- Sand and paint trim (black) on office and main guard shack
- Remove debris from Dam
- Remove large trees from Lake
- Remove leaves from tennis courts
- Remove swings near Pavilion and store in shed

Update on Boat Dock Repairs and Improvements:

As determined in an underwater inspection of the Association owned Boat Docks in 2020, we had undersized anchors and many of the chains and cables on the exiting anchors were broken or in poor condition. Tiger Docks was hired to replace undersized anchors, chains, and cables. This work was completed as of August 24, 2022. The total cost for this project was \$23,394.36. This was paid for out of the Boat Dock Bank Account. Future dock expansion was kept in mind when determining the scope of work and the new anchors, cables and chains will support the addition of new slips in the future.

Projects that will require attention during the next 5 years.

- ❖ Bath House
 - ❖ Maintenance Employee
 - ❖ Dam Maintenance
 - ❖ Creek & Retention Pond Maintenance
 - ❖ Guard Shack
 - ❖ PLE technology improvement
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2022 PLE By-Laws and Covenants and Restrictions Revision.

The 2022 By-laws Committee has completed a very thorough review of the By-laws and Covenants and Restrictions that were presented to the Membership in November 2021. The Committee and the Board met on August 23, 2022, to review the Committee's suggestions. There was a lot of great conversation and perspective that the Board and Committee were able to talk through. The Committee has now been released and adjourned from their work.

The By-Laws were finalized and sent to the PLE HOA legal counsel the week of September 19th. The Board expects to have the Covenants revision ready to send to PLE HOA legal counsel no later than October 15th. The Attorney states she will need at least a month to review, prepare, and finalize both documents. We anticipate having them ready for lot owner review in December. Once the documents are ready for review, a mailer will be sent to all lot owners as notice that the documents are ready for review and will include a web address where the proposed documents can be reviewed and printed. The Membership will then vote on the proposed changes. The vote on the documents will be held in the Spring, date TBD. The date, time, and location for the Spring voting meeting will be included in the mailer.

This project has been underway for the last 3 years and so many members in our community have spent countless hours working to prepare a document that best suits our community. We would like to thank everyone involved over the last 3 years for all of their efforts!

**Pinnacle
Lake**



*A Rock-
Solid Good
Time*

Update on Sale of PLE Properties

Over the years PLE has acquired property through various means including tax sales, past dues assessments, and a lawsuit. PLE owned a total of seven properties that were able to be listed for sale. Six of the seven lots were listed and sold this year. Once our tax accountant has been able to determine taxes owed, we will be able to share a net proceed amount. Please keep in mind that in addition to taxes, expenses include reimbursing PLE for past due assessments, attorney fees, title fees, and Realtor commissions.

Lot #	Street Address	County	List Price	Sale Price
Lot # 237	38 Lake Shore Dr N	Warren	NOT LISTED	n/a
Lot #185	76 Skyline Drive South	Warren	\$ 7,900.00	\$ 7,900.00
Lot B.6 PR 14	Log Cabin Trail	Montgomery	\$ 19,900.00	\$ 19,900.00
Lot # 323	43 Pin Oak Drive	Montgomery	\$ 14,900.00	\$ 16,500.00
Lot # 339	9 Lake Shore Drive W	Montgomery	\$ 12,900.00	\$ 12,900.00
Lot # 364	15 Valley Way Dr	Montgomery	\$ 8,900.00	\$ 8,000.00
Lot # 45	18 Linden Drive	Warren	\$ 13,900.00	\$ 13,900.00

Lake Preservation Update:

Dredging work began in June 2021 and continues as conditions allow. The main feeder creeks to the Lake have been cleaned out, with ongoing maintenance being evaluated and completed as needed. Boating was impeded by sediment, rock and debris in both Pinnacle Creek Cove and Three Pipes Cove. Dredging was completed in both areas to allow boat traffic to move in and out of the affected areas. Depth was added to the channel around the islands with more areas near Three Pipes being completed soon. Ongoing dredging & preservation plans also involve the south cove near the beach, Pin Oak boat ramp area, and additional cleaning of Pinnacle Creek. After these areas are completed then onto cleanup of all of the worksite areas. Please continue to be aware of the work in the tributaries, coves and worksites and stay at a safe distance so the work can be completed.

Materials (dirt and rock) from the dredging can now be obtained from the worksites with assistance of PLE's contractor, Jason Sherwood. Lot owners must make an appointment with Jason in order to pick up materials and must also cover any costs associated with loading and hauling the material to their lot. Please be mindful if adding soil to your property is encroaching or changing elevation that could cause flooding or runoff onto your neighbor's property. Please consult with the PLE Board Architecture Trustee to see if further permits are needed. Jason can be reached at 660-734-0861 for questions or to make an appointment.



2022 Annual Meeting Notice

The Pinnacle Lake Estates Annual Meeting will be held November 5, 2022, at **Montgomery County High School, Montgomery City, Missouri 63361 at 9:00 am (enter the building with the large Wildcat logo)**. This is an important meeting where lot owners can let their opinions be known about decisions PLE is making, such as these below:

Proxy Designation

We encourage all members to attend the annual meeting. **YOUR VOTE COUNTS!** If you are unable to attend the annual meeting, please use the enclosed proxy form. You may designate another lot owner in good standing or a Board Trustee to vote for you; however, your signature on this form must be notarized for your proxy vote to count. Please mail or deliver your proxy to the **Pinnacle Lake Office, 102 Skyline Drive South, New Florence MO 63363**. **It will be given to the person you designate at the meeting.** All mailed proxies must be received no later than 12:30 PM on October 31, 2022. If you choose to hand carry a proxy to the meeting rather than mail it prior, please arrive between 8:15 - 8:30 AM the day of the meeting to allow for additional time to verify your proxy.

Decisions, decisions, decisions . . .

PLE is experiencing a significant increase in new/active lot owners. We are also affected by inflation and cost increases from almost all vendors and services. As a result, to keep up with the current budgetary needs, we are seeking an Annual Assessment increase. Additional information on the need for the increase will be thoroughly presented at the Annual Meeting, prior to the vote.

The following items will be voted on:

- ❖ Election of 3 Board Members
- ❖ Increase of all Annual Assessments to \$425 per year for Primary lots and increase of all Secondary lot assessments to \$100 per year (for those who still own grandfathered in, designated secondary lots).

In the past we have voted to increase lot assessments on a % basis each year over a number of years. With the current economic outlook, we feel it better to request a single increase this year for both Primary and Secondary (grandfathered) lots. This will allow us the ability to reevaluate the economic situation in 2023.

Election of 3 New Members of the Board of Trustees

The membership will be voting for three new members of the PLE Board of Trustees. Tim Ryan, Vice President, Steve Pogulis, Architecture, and Robert Menzel, Roads, have fulfilled their terms and we greatly appreciate their efforts and contributions to our community. Lot owners in good standing may self-nominate if they wish to join the Board of Trustees. If interested in doing so, please submit a short bio explaining why you wish to join the Board and how your talents and interests will serve our community. Please prepare to present your bio to the membership at the Annual Meeting prior to voting.

The Board is comprised of nine members who include five officers and four committee members. Each Trustee is assigned a specific position agreed upon by all the Trustees present immediately following the Annual Meeting.

All candidates should have the **overall best interest of Pinnacle Lake** in mind on all issues that come before the Board and be able to **attend monthly Board Meetings and Specially called Board Meetings when necessary.**

PINNACLE LAKE ESTATES ASSOCIATION, INC
PROXY

I, THE UNDERSIGNED, HEREBY NOMINATE, CONSTITUTE, APPOINT AND DESIGNATE:

(Please print representative name)

to act as my true and lawful representative for the Annual Meeting of Pinnacle Lake Estates Association, Inc., to be held at Montgomery County High School, Montgomery City, Missouri 63361, at 9:00 AM, Saturday, November 5, 2022. I authorize and direct my said representative to vote on all matters to come before the meeting to the same extent I could if I were present.

Dated this _____ day of _____, 2022.

Name _____ Lot Number _____ Section _____
(Please print lot owner's name)

Owner Signature

STATE OF _____) ss

County of _____)

On this _____ day of _____, 2022, before me personally appeared _____ known to me to be the person whose name is signed to the foregoing instrument, and who acknowledged before me on this day that he/she executed the same voluntarily as his/her free act and deed.

Notary

All proxies mailed to the office must be received no later than 12:30 PM on October 31, 2022.

Your proxy will be given to the person you designate at the Annual Meeting. If you do not know anyone to designate, you can designate a board member to vote on your behalf. If you choose to hand carry a proxy to the meeting rather than mail it prior, please arrive between 8:15 - 8:30 AM the day of the meeting to allow for additional time to verify your proxy.

**Please mail notarized proxy to:
Pinnacle Lake Estates, 102 Skyline Drive S, New Florence, MO 63363**
