

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

Board Meeting Minutes: Saturday October 1, 2022 (Amended)

9:00 a.m. at Pinnacle Lake Office

### **Board Members:**

*Present:* Steve Pogulis, Dan Collins, Bob Menzel, Barbara Baker

*Absent:* Rachel Haney, Tara Wallace, Dan Ryan, Tim Ryan, Dan Latham

### **Proceedings:**

Meeting called to order at 9:02 a.m. by Treasurer Dan Collins

Treasurer Dan Collins explained that since there was no Board quorum, no business could be transacted (RROO 40:9), but Board members can present their monthly reports. No motions will be considered.

August 13, 2022 and September 10, 2022 ***Monthly Board Meeting Minutes*** read by Recording Secretary Barbara Baker. As no quorum was present, no vote to approve could be held. Copies of the meeting minutes will be made available to absent Board members so the Board may vote to amend or approve at November 5<sup>th</sup> meeting.

***Administration Report:*** (Tara Wallace) – *absent* – Report submitted and read by Treasurer Dan Collins. 10 new gate cards issued for the month and 2 replacement cards. Registrations for 4 boats and 4 motors, 3 ATVs and 1 UTV.

***Treasurer Report:*** (Dan Collins) –

*Current assets:*

*Boat Dock Fund - \$18,527*

*Main Bank Account - \$234,410*

*Special Assessments - \$57,191*

*Wayne Beegle Fund - \$3,665*

*Total Assets - \$313,793*

Question from lot owner, can these numbers be posted on the Website and the official Facebook page?

***Roads Report:*** (Bob Menzel) – 3 work orders have been submitted for maintenance.

Maintenance with road grader on: Skyline Dr. the big hill, Baker's Road, Ginseng Rd, Deere Run Linden, Maple and Lake Shore Dr. Maintenance with road grader: Skyline Dr South, Bluffview Drive, and Lakeshore Dr W. Maintenance with skid loader on: Trails entrance, Main gate entrance, Beach parking and Sugar Tree Drive. Met with Jared concerning culvert on Deer Run, has been cleaned and unclogged.

***Security Report:*** (Dan Ryan) – *absent, no report*

***Architecture Report:*** – (Steve Pogulis) – 1 new architectural request, a couple still pending, some coming in that are not completed. Requests must be completed in full.

UTV trespass at front gate, additional boulders requested. Surveys ordered for area around Pin Oak boat ramp. Internet at the North gate has been installed. Latest gate damage information provided to Dan Ryan. Insurance needs to be contacted.

**Special Projects:** – (Rachel Haney submitted report, read by Dan Collins) – Fall workday will be held Saturday October 15<sup>th</sup>. The bath house will be closed for the season on that day. Projects on the list include trimming trees, soft- and power-washing, winterizing buildings, painting exterior trim on office and main guard shack, removing leaves from tennis courts, putting swings away.

We would really like to remove the large trees from the Lake (Coves and near the Dam). This will require someone with a boat and towing capability. If you have ideas, contact Rachel. A Facebook event for Fall Workday will be created next week.

Ongoing work on insurance policies (workman's comp policy was missing from original quote).  
Bylaws & Covenants and annual meeting preparations are ongoing.

Lake Preservation Committee - no report.

Recreation Committee – (Dena Cross) – no report.

### **Unfinished Business**

- a. Sale of PLE assets - ongoing
- b. Boat Docks – Ongoing –
- c. Past due statements for assessments
- d. Solution to overage on security budget plus payroll spent Sep/Oct 2021 – Dan Collins – is working on coming up with a cost of what additional security would be and how that would affect future assessments.
- e. Gate Card Policy – ongoing

### **New Business**

- a. Gate Card Requests – no new gate card requests will be allowed pending Steve P's analysis.
- b. Issues/Complaints – none registered
- c. Votes per lot or per lot owner – ongoing
- d. Cost of Additional Security – Dan C is working on this
- e. Pavilion reservation policy – Second draft – add area for Office Approval and Deposit made, Authorized By section on top part that lot owner keeps.

**Success stories:** None submitted

## **Open Forum**

Lot owner with three primary lots totaling 3 acres says it is not fair that she pays 3 Primary Assessments while a neighbor with one 30-acre lot pays one Primary Assessment.

Revisions committee member felt the committee had consensus from the Board that they would receive the final draft going to the PLE attorney. They felt they also had consensus with the Board on what the final draft would look like. They do not want to see a document to be voted on that was not what the committee suggested. They want these concerns to be on the record.

Lot owner comments: What does "Vote per lot or per lot owner" mean? Maintenance should be its own job responsibility, not included in Special Projects. Board Jobs and Responsibilities should be part of the Bylaws and Covenants. Wants clarification on which Committee chairs get to vote on the Board. Clarified the difference between a Standing Committee and an Ad Hoc Committee.

Lot owner says culvert on Hickory Hill and Lake Shore Dr W needs to be fixed.

Lot owner questioned if there was actually a committee for roads. No. Just the Roads person (currently Bob Menzel), with Board approval required.

Question whether the Apple cove will be cleaned out hydraulically or mechanically. Probably mechanically.

Meeting adjourned at 11:57 AM by Treasurer Dan Collins.

Minutes submitted by Recording Secretary *Barbara Baker*.