

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

Board Meeting Minutes: Saturday September 10, 2022

9:00 a.m. at Pinnacle Lake Pavilion

### **Board Members:**

*Present:* Dan Latham, Steve Pogulis, Tim Ryan, Dan Ryan, Dan Collins,  
Barbara Baker, Tara Wallace

*Absent:* Rachel Haney

### **Proceedings:**

Meeting called to order at 9:03 a.m. by President Dan Latham

July 9, 2022, ***Monthly Board Meeting Minutes*** read by Recording Secretary Barbara Baker. Correction made: "Meeting adjourned at 11:55 PM" should read "Meeting adjourned at 11:55 AM." Motion made by Dan Ryan to approve minutes as amended, seconded. Board voted minutes will be recorded as amended.

As permitted in current PLE Bylaws Article III, Section 1, item f, Bob Menzel was introduced and voted onto the Board by a majority vote of Trustees in office.

***Administration Report:*** (Tara Wallace) – 4 new gate cards issued for the month, seven replacement cards, five boats and six motors registered, one replacement motor sticker, two campers, two ATVs, three UTVs.

Collections report: Since December 2021 we currently have two lawsuits, four judgments, two lot owners that we can't get served, one paid in full, three general warranty deeds still out that need to be signed and three lots ready for sale.

We will be getting to the next 5 in the next month.

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

*Current assets:*

*Boat Dock Fund - \$30,224.12*

*Main Bank Account - \$226,359.61*

*Special Assessments - \$55,292.92*

*Wayne Beegle Fund - \$3,783.76*

*Total Assets - \$315,660.41*

***Roads Report:*** (Dan Latham) – Grading has been done since the last heavy rain. Bob Menzel will be updated as he is taking over Roads. If a lot owner has a clogged or overflowing ditch or culvert, please let us know so Roads can deal with it.

***Security Report:*** (Dan Ryan) – Main Gate damage – lot owners are responsible for the actions of their guests and can be sued if insurance doesn't cover repairs. We have been able to catch these events on camera. We will also be setting up a main number to contact someone if not able to get in the gate. Lots of people are following lot owners in through the gates. If you are

not registered, you will not be allowed to bring anything inside the gates.  
[pinnacle.lake911@gmail.com](mailto:pinnacle.lake911@gmail.com) if you have issues or see any gate violations.

**Architecture Report:** – (Steve Pogulis) – 1 lot improvement approved, 1 lot improvement open 2+ open complaints (lot owners please use Complaint and Issue form.) Cameras have been catching a lot of violations. Another incident, the main gate standing open, trespass incident recorded. Gate incidents have cost PLE between \$1,000 - \$20,000 for each event. Lot owner comment: We need year-round security.

**Special Projects:** – (Rachel Haney) – absent, submitted report; read by Treasurer Dan Collins (complete report attached to these minutes)

Boat dock anchoring project had been completed by Tiger Docks. Still to do – dock electric and moving of arbors.

Pavilion staining is complete.

Bath house septic, office and dumping station holding tanks were all pumped in July. Request to lot owners: Please do not put anything down toilets other than toilet paper and please do not wash sand out in bathroom sinks as sand is very hard on septic systems.

Working with Smith Septic on placement of fence around septic tank. We still need plywood to protect the tank from elements. Question: Which would be more cost effective, fence and new protective covering (\$1500 + labor) or a new septic that is modern and doesn't need a fence.

Bath house and office have been sprayed for bugs.

**Motion** made, seconded, and approved via email to lease garage space to safely store and protect UTV from elements.

**Motion** made to allow office to have auto approval on regular supply purchases (weed spray., cleaning supplies, trash bags, toilet paper, paper towels, etc.) Seconded and approved.

Insurance review with Broker is complete; quote provides a savings of \$2000 +/-year compared to 2020-2021. **Motion** made to approve the quote. Seconded and approved.

PLE sold the final lot that was listed back in May, originally listed for \$8900 and we accepted an offer for \$8000.

PLE is beginning to prepare for Fall Workday, scheduled for Saturday, October 15th. Let us know if there are any projects you think should be added to the list for Workday.

**By-Laws/Covenants Revision Committee and Board Review** – The Board has met with the Revisions Committee. We want to thank the committee for all their hard work. A **Motion** is made to accept the committee's suggested changes, get them to our attorney, and adjourn the Committee. Motion seconded and unanimously approved.

**Lake Preservation** – We are getting ready to start work on the cove by the Apple's house. Dredger will be coming back in late September to continue work in the Three Pipes Cove. Following some cleanup in Pinnacle Creek, we will start the whole cleanup of the retention

ponds and finding places to put the spoils so that lot owners can have access to the soil for gardens and fill.

Recreation Committee – (Dena Cross) – The Fall Gathering is scheduled for October 1<sup>st</sup> at the Pavilion from 4-10 PM. There will be games for all, music, potluck dinner, BYOB, raffle, prizes, 2022 50-50 drawing will be held. Dena needs volunteers to help decorate the pavilion.

### ***Unfinished Business***

- a. Sale of PLE assets - ongoing
- b. Boat Docks – Ongoing – included in Rachel’s report.
- c. Past due statements for assessments – Tara Wallace - ongoing
- d. Current By-laws concerning assessments – legal actions other than liens – Tara Wallace – we don’t have to put a lien on a property before sending to collections.
- e. 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.
- f. Gate Card Policy – Board still needs to decide how many gate cards per lot should be permitted. In addition to the data Cheryl has, Steve has pulled all the data on all the different card readers and will start an analysis on the use of gate cards. Efforts have been made in previous years to track the usage and control excess cards out there.

### ***New Business***

- a. Gate Card Requests – no new gate card requests will be allowed pending Steve P’s analysis.
- b. Issues/Complaints – People are fishing from the boat docks. There is not enough space for people fishing and boat owners to maneuver on the docks. Could cause dangerous incidents. Practice common courtesy on narrow walkways, as fishing is allowed by our governing documents on the public boat dock.
- c. Parking boat on Common Ground – Add to R&R? Moved to be discussed in Ex. Session.
- d. Pavilion reservation policy – Proposed policy read by Dan Latham. Suggestions: charging for pavilion rental of \$50, \$25 of which is refundable if cleanup is done satisfactorily; set a limit on how many guests can be invited (keep parking and bathroom facilities in mind). Add NO GLASS CONTAINERS. There are no security cameras in the pavilion. Should we put something in the policy about what kind of decorations should be allowed? How to affix them to the pavilion?
- e. Map of PLE fishing areas – In the welcome packet given to new lot owners, the office explains that all land area around the lake besides the boat docks, the front of the dam and the spillway, and a small area at the Pin Oak boat ramp are all privately owned.

**Success stories:** Guards and kids caught doing the right thing. Lot owners doing the right thing.

## **Open Forum**

Deer Run Trail and Linden – run off to drainage pipe – rutting driveway out at Hoffman's property. Bob will get together with Jared on this.

Mailbox needs to be permanently placed. Issues with the Trails gate after rains. What can be posted on which Facebook page? Emergency 24 hr. # in case gate cards don't work.

On Pin Oak, boat ramp area issues, graffiti shed never removed, unpermitted building clearly not up to PLE standards, lot owner leaves boat and vehicle parked on road.

Camera at Bath house – not facing the right way and is not a camera that will get license plate numbers. PLE is hampered by the cost of replacing the system.

Dumpster issues – someone dumped a dorm sized refrigerator and a propane tank containing propane. Dayne's will not dump a dumpster with an appliance in it.

Renting the shed for PLE's ATV is cheaper than buying and locating a shed.

Meeting adjourned at 11:35 AM by President Dan Latham.

Minutes submitted by Recording Secretary Barbara Baker