

Pinnacle Lake Estates Annual Meeting Minutes

Saturday, November 5, 2022

9:00 a.m. at Montgomery County High School, Montgomery City, Missouri

Board Members:

Present: Dan Latham, Steve Pogulis, Tim Ryan, Dan Ryan, Dan Collins,
Barbara Baker, Rachel Haney, Bob Menzel

Absent: Tara Wallace

Proceedings:

Meeting called to order at 9:10 a.m. by President Dan Latham

August 13, 2022 and September 10, 2022 ***Monthly Board Meeting Minutes*** read by Recording Secretary Barbara Baker at October 1, 2022 Monthly Board Meeting. As no quorum was present, no vote to amend or approve could be held. Copies of the meeting minutes were made available to absent Board members. **Motion** to approve August 13th minutes as written made by Dan Collins. Seconded and approved by all. **Motion** made to approve September 10th minutes as written made by Tim Ryan. Seconded and approved by all.

October 1, 2022 ***Monthly Board Meeting Minutes*** read by Recording Secretary Barbara Baker. Minutes need to be amended by adding that Special Projects report submitted by Rachel Haney was read by Dan Collins. **Motion** made by Dan Collins to approve minutes as amended, motion seconded. Board voted unanimously so minutes will be recorded as amended.

Reports:

Administration Report: (Tara Wallace) – Absent, report submitted, read by Barbara Baker – for our 2022 Fiscal Year there have been 54 new gate cards issued and 23 replacement cards issued. This makes a total of 77 gate cards issued. Registrations: 25 new boats, 22 new motors, 10 new UTV's, 11 new campers, and 2 replacement stickers. With Cheryl's help I have begun turning past due accounts over to our collection Attorney. I started with the most delinquent accounts. As of October 2022 we have turned over 15 properties to the collection attorney. 1 lot owner paid in full, 4 judgements filed, 1 judgement pending, 2 counter suits, 1 request for judgement dismissed, 3 General Warranty Deeds waiting for signatures and notarized by lot owners, and 3 General Warranty Deed properties currently owned by PLE. We will begin on the next 15 past due properties over 3 years past due per our current Covenants and By-Laws by deactivating all but 1 gate card. The next 15 properties will be turned over to the collection attorney in groups of 5 over the next several months.

Treasurer Rechel port: (Dan Collins) –

Current assets:

Boat Dock Fund - \$18,527

Main Bank Account - \$234,410

Special Assessments - \$57,101

Wayne Beegle Fund - \$3,665

Total Assets - \$313,703

Security Report: (*Dan Ryan*) – This year, with Board approval, I hired 10 new people, 2 returning, 1 who had worked here before and returned, 4 of which were police officers. 1 was arrested, 2 quit, 1 couldn't show up, so we ended up with 6 people. They were hard workers and did the job very well. If you or someone you know are interested in being security, email Dan Ryan. At first, our security personnel were driving their own vehicles. We purchased a UTV for roamers. I donated a computer to the security shack. Security needs to be notified whenever police are called out. Looking into better cameras as well as a way to get cameras at the Trails Gate. This summer we had an assault, a trespasser caught on camera at the North gate attempting to disassemble the gate, a crash at the Main Gate (lawsuit being prepared), 2 other crashes at the North gate (covered by insurance). Please do not attempt to push a gate open. It will damage the computer driven equipment inside the gate mechanism. A lot owner's house was shot at from the lake. A propane tank on top of a burning bucket was reported to police on Cedar Drive. Complaint forms are in the office, you may report anonymously.

Architecture Report: – (*Steve Pogulis*) – During the last 13 months, there have been 17 lot improvement requests that have been reviewed and approved, 1 pending request, 0 requests denied. These requests include: culverts, septic tanks, tie walls, carports, sheds, and a fence. I am currently making some changes to the lot improvement form to try to clarify the information that is needed to speed review and approval. If lot owners see something that is in violation of our current Covenants, fill out a complaint form, anonymously or with your name on it to go before the Board for review.

Roads Report: (*Bob Menzel*) – I took over Roads in September. I have been writing work orders, worked with Jared to do grading of the main roads, Trails roads, and culvert work. This winter we will be working on snow removal and cinders. Contact the office if you have any issues. This year I will be working with a new app that will help us identify where all the culverts are so I will have a data base that will indicate any culverts that are too small, too big.

Special Projects: – (*Rachel Haney*) – Special Projects is a variety of things that don't fall into any other category. Items worked on this year:

- Maintenance of [official PLE Facebook](#) page postings to provide time sensitive information, updates and reminders in the interest of transparency.
- Organizing and running annual [Spring and Fall Workdays](#). We ask all lot owners to participate as we do not have the budget for a maintenance employee. A big thank you to our usual lot owners who chipped in once again for Fall Work Day. Some lot owners who could not be present on work day took jobs to complete as their schedules allowed. All together we cleaned up around the bath house, beach, parking and picnic areas, cleaned out the storage closet of the bath house, cleaned gutters, trimmed trees overhanging association owned buildings, winterized association owned buildings and ice machine, cleaned leaves from the tennis courts, and cleaned debris from the dam and spillway. In the past we have provided large roll off dumpsters for work days, however due to over expenditure on normal trash service and budgetary constraints, we were not able to provide this service this Fall. This over expenditure is due to lot owners using the dumpsters for large items, clean outs and construction projects. The signage states that dumpsters are for regular household and camp site trash from within PLE only.

- At the July 2022 Board Meeting the installation of a black iron fence around the holding tank at the bathhouse was approved. However, that has been revised due to budgetary constraints. Instead, we will replace the existing plywood with new pressure treated plywood and framing.
- Maintenance of Association owned boat docks was completed in August 2022. These funds came from the boat dock account that is funded by annual slip fees. Anchoring cost - \$23,394.36. Staining cost - \$4060. Electrical work – ongoing, includes repair of arbors with future expansion in mind. Next, the addition of 4 fingers that have not been installed due to budgetary constraints, should be installed in time for the 2023 boating season. We will be obtaining bids and additional specifications to determining the feasibility, cost and timeline to add a total of 8 slips by extending the ends of each dock. This will probably be a 2024 project.
- We recently completed a review of Association insurance policies. We have engaged a broker to find a cost savings of \$935, as well as obtaining more comprehensive coverage effective October 21, 2022.
- Encroachment on Association owned lot #109 was addressed and will be fully resolved in the coming weeks. A survey was purchased at a cost of \$1,250 which was necessary to further develop this lot in the future.
- Shout out and thank you to lot owner Shelbi Aulgur for doing an excellent job cleaning the bathhouse and keeping the pavilion, beach, picnic, and parking areas well maintained this year.

Committee Reports

By-Laws/Covenants Revision Update – Rachel Haney – The Board and the By-Laws and Covenants revision Committee have completed their work and have submitted notes/recommendations and question to our HOA Attorney. She expects to have it back to us in December. We will post a link on the PLE website and notify lot owners when the link to review the documents are ready. The date for the vote on these will be determined and communicated once they are ready to vote on. Lot owners will be given a minimum of 30 days to review the documents.

Lake Preservation Report – Dan Latham – Most of the dredging has been done, we are currently working on the south cove near the bath house and retention pond clean-out. Lot owners who contact Jason Sherwood are able to get spoils (dirt, rock) for their own property, information was in the Newsletter on how to contact him or you can contact the office; \$40 delivery fee for a dump truck load. I would like to work with the Board on funding future dredging needs, perhaps a special assessment spread out over 10 years so when the time comes, we will have the money in an account for it. We also have plans to improve the area as you drive down to the beach to bring in dirt and rock to fill in the low spot and create additional parking space.

Bragging Rights Awards – Charlie LePage

36 people signed up this year. A big thank you to the people who did the checking in: Bob Hildebrand, Tony Basile, Steve VanHorn, and Curt Crosser.

Big Bass – Mike McCulloch - 2 lbs. 14 oz.

Big Bluegill – Rick Lawrence - 15 oz.

Big Crappie – Charlie LePage - 7 oz

Big Catfish – John McCorkell – 38 lbs.

Recreation Report – submitted by Dena Cross –

Our April 9th Easter Egg Hunt and Lunch was our best one yet! The headcount overall was 205 individuals with 72 kids counted at one point. After expenses, \$450.49 was raised.

On May 28th we held our Poker Run; 82 tally sheets were sold to players, 12 kids under 17 played for free. Approximately 200 individuals participated. \$1357 was raised after expenses and payouts to winners.

On June 11th, we held our annual Kids Fishing Derby and Rubber Duck Race and potluck lunch. 25 kids participated. This event does not normally raise any money after expenses.

July 2nd was our 4th of July Celebration. 9-10 boats participated in the Boat Parade. The cardboard Boat Race had 2 “boats” race, but many onlookers said they’d join in next year. 9-10 vehicles participated in the Land Parade. \$40 expense, \$0 raised.

October 1st was our Fall Gathering at the Pavilion. An estimated 200 people came including many kids. \$103.34 spent over funds raised.

Total raised from 5 events for Wayne Beegle/recreation account was \$1,664.15. The 2022 Season 50/50 Raffle sold \$457 worth of tickets – split in half, \$228 went to the winner and \$229 to PLE.

Total raised from events and 50/50 was \$1,893.15

Addendum to Recreation Report by Rachel Haney: The metal shed behind the office has for years been where Dena could store recreation supplies. However, now the floor has completely rotted out and it needs a new slab. We are asking for volunteers and donations to help with this project. Currently these items are being stored in the office and winter is coming, the time when we will need to be in the office for Board meetings.

New Business

Budget Review and Approval by Board – Dan Collins - The assessment increase (approximately 5%) we are asking for won’t be collected until July 2023. **Motion** by Barbara Baker to approve Budget. Seconded and unanimously approved.

Vote on Increase on Annual Assessments –

Shall Pinnacle Lake Estates Association, Inc. increase all Annual Assessments to \$425 per year for Primary lots and increase all Secondary lot assessments to \$100 per year (for those who still own grandfathered in, designated secondary lots).

Yes - 37

No - 39

Nominations and voting on 3 new members of the Board of Trustees –

New Board Members:

Nikki Mohrmann - 53 votes
Steve Pogulis - 52 votes
Bob Menzel - 45 votes

New Board Alternates:

Nick Britt - 28 votes
Tim Ryan - 22 votes
Brant Wagster - 19 votes

Open Forum

Lot owner has petition to be signed by lot owners. Has 3 primary lots. Wants to revisit and put it to another lot owner vote concerning paying Primary Lot assessments and Secondary Lot assessments to make it fair. She is invited to come to the December meeting and meet with the Board in Executive Session.

Lot owner has question about bucket and propane tank “bomb” on Cedar Drive. It was reported to both county Sheriff’s Departments and Dan Latham talked with them personally.

Lot owner wants to know what is the total amount that is owed from lot owners. Anyone in arrears more than 3 years is being turned over to our collection attorney.

Lot owner wants to know where our assessments are going. She does not feel lot owners have been given information in a timely manner or given enough time to review the report to vote for an increase without knowing where the money is going.

Lot owner pointed out according to our By-Laws, we have to have 10% or more of Members in Good Standing to vote at the Annual Meeting. Answer: we have approximately 450 lot owners and 76 lot owners in attendance, so we have more than enough lot owners in attendance.

Lot owner wants PLE to have a 10% contingency fund in the event of an emergency.

Lot owner wants clarification on Road Maintenance costs and Boat Dock Funds.

Lot owner has questions about how PLE regulates the use of drones. Use of drones is regulated by the state of Missouri. Under the Freedom of Information Act, drones are allowed to go wherever they want as long as they can be seen.

Lot owner suggests a monthly drawing, putting in say \$10, each month, that is a 50/50. From a legal stand point, you can’t write a budget based on what you are expecting to get from a raffle. Finally, as we are not a charity, we would have to pay taxes on that money.

Meeting adjourned at 12:29 PM by President Dan Latham.

Minutes submitted by Recording Secretary *Barbara Baker*