

Pinnacle Lake Estates Monthly Board Meeting

Board Meeting Minutes: Saturday January 7, 2023

9:00 AM at Pinnacle Lake Office

Board Members:

Present: Dan Latham, Rachel Haney, Tara Wallace, Barbara Baker, Bob Menzel, Steve Pogulis, Dan Ryan, Nikki Mohrmann

Absent: Dan Collins

Proceedings:

Meeting called to order at 9:01 AM by President Dan Latham

December 3, 2022 ***Meeting Minutes*** read by Recording Secretary Barbara Baker. Amendments: During Open Forum, it was stated in the minutes concerning the erosion control plan that “No volunteers from lot owners at meeting”. Should read: “3 volunteers identified at the meeting: John McCorkell, Nikki Mohrmann, and Steve Pogulis.” Also, in sixth paragraph “Century Link” should be “Century Link DSL.” Steve pointed out that the “\$5000” number given out in the sixth paragraph was not a correct number. (See minutes from January 2023). **Motion** made by Bob Menzel to approve minutes as amended, motion seconded. Vote to approve minutes as amended unanimous.

Administration Report: (Tara Wallace) – There were 2 New (additional) gate cards issued in December. Each lot owner only had 2 cards issued to them. Per the PLE Gate Card Policy, each lot owner is allowed 3 cards without board approval. Therefore, each lot owner was issued a 3rd card. There were also 1 boat and 1 motor registered.

2 properties are scheduled for court on Jan 19th. There are 4 properties with judgments and settlement letters have been sent. There has been no response to these letters. 2 letters were unable to be served – we now have a new address for one of them. 3 lot owners said they would deed their property back to PLE however, they still have not signed the General Warranty Deeds. All are going back to collections for judgments. 3 properties deeded back to PLE will go up for sale January 1st. All gate cards except one has been turned off for the next 8 properties.

The next 5 properties for collections have already started – 2 want to deed their property back to PLE and we are working with these through the lawyer. 3 are complicated since they were sold at the county tax sale.

Treasurer Report: (Dan Collins absent) – *Balance Sheet as of December 31st read by Nikki Mohrmann. Below are PLE’s Current Assets:*

Boat Dock Fund - \$18,527.26

Main Bank Account - \$214,295.89

Special Assessments - \$27,777.62

Wayne Beegle Fund - \$4,209.75

Total Assets - \$264,812.52

Suggestion that we need to have a “rainy day fund” and have it reported monthly.

Roads Report: (Bob Menzel) – Cinders have been delivered. They were spread during December's nasty weather, we've worked on the switchback on Boulder Pass, we filled in potholes near the North gate using about 3 loads of gravel from the North Gate up to Patterson's house. Adding up everything spent right now, we have spent around \$7,500 of the \$51,000 since the end of July.

Security Report: (Dan Ryan) – We are starting to assemble staff for the summer. We are taking applications. We still need to raise the funding. We did catch a guy bringing a trailer loaded with trash in. We have to finish the final repairs to the Main Gate which entails getting a new gate and taking the old gate off and saving it for the next time someone runs into the gate.

Architecture Report: – (Steve Pogulis) – We have one lot improvement request received which is now in compliance, so we are in the process of approval. 2 new architecture requests are in process; one has not begun any work yet. Some complaints concerning septic and grey water have been filed since our last meeting. There is no grandfathering in for dumping grey water on the ground. Our last resort would be contacting DNR, which we really don't want to do! If there is an issue that involves a government authority, we ask that you contact them first. Even if the Board does not report it, we will follow it up Warren County requires a walk-in formal complaint. You may remain anonymous, but through the Freedom of Information Act, they could find out who submitted that complaint.

Technology and Security Tech Support Updates – We are shutting down the phone line into the office that was set up for fax use, which will save us approximately \$42 a month. We have Starlink and DSL. If we shut off DSL, it would be a \$20 savings per month, but it would change our business package and we would lose our email. There are free email services, but you get what you pay for. A Thank You to Mike Cross for the good contact on IT services that you passed on to us. As far as Security Tech Support, we've had some camera changes, basically using what we have. This was key to catching the people illegally dumping, we were able to trace who it was. Camera upgrades we are looking at doing baby steps. Once we get approval from our Treasurer and Board to spend some money at the Trails gate we should be able to start with one camera. We will have to decide where to place it due to security concerns. I will recommend when we have the money, that PLE get a Wi-Fi compatible smoke detector for the office.

Special Projects: – (Nikki Mohrmann) – All open Special Projects will be completed by Rachel. Right now my main concern is the bath house at the beach. We have contacted 3 plumbers/maintenance companies to come out and walk through the bath house and give their recommendations. For Erosion Control I plan to get together with the volunteers.

Calendar of events in April is crowded. April 1st is the April Board meeting with the Egg Hunt beginning at 11:30. April 9th is Easter. Spring Work Day is April 22nd. We are hoping to do the vote on the Bylaws and the Covenants during April perhaps during Work Day. Fall Work Day is October 14th.

Lot owner requesting a special meeting to go over the proposed revisions of Bylaws and Covenants. Board has already planned for this – probably in March.

Committee Reports:

Bylaws/Covenants Revision update - Steve is wrapping up the architectural portion. Attorney recommending we have the state minimum or \$25,000 liability policy on the insurance portion. Post card will be mailed to lot owners with a link to the documents and dates of the meetings.

Lake Preservation Committee/Erosion Control – Identify the scope of the Erosion Control portion of the Committee, what is going to be expected of the Committee, who is going to report on the recommendations. For the February meeting, Nikki will prepare what the scope and responsibilities will be.

Recreation Committee – (Dena Cross) – The Christmas Scavenger Hunt, which was not PLE sponsored, was so well received that other scavenger events are being planned. 21 people participated; we had 8 teams. Caroling did not happen as too many of the singers were sick and it was very cold. Main part of the field at the campground is too close to where dredging spoils are being dumped so we will be using the creek side of the road and squeeze all the activities in there.

Angry lot owner stands and demands to know how much money was spent moving dredging spoils to the campground. Feels he was personally not allowed to have spoils taken to his properties. Loud talking among lot owners. Lot owners talking out loudly. Dan Latham reminds lot owners that they can have the dredging spoils hauled to their property by contacting Jason Sherwood. Notice will be in the Newsletter and a notice will be put on the Facebook page and Website. Lot owners calling out loudly, drowning out what that notice will be.

Unfinished Business

- a. Sale of PLE assets – there should be a couple of lots listed in the next 30-60 days.
- b. Boat Docks – Historically, our single boat slips have been \$198, and a double slip was \$395. We have 6 single slips and 34 double slips. This brings in \$15,013 each year and has not been increased for at least 5 years. Improvements to the docks: We have fingers to do and eventually we will need new decking on the dock. This is years down the road; we need to start planning and preparing now. We are proposing to raise the cost of single slips to \$250 and double slips to \$500. This would change what we are bringing in for the docks to \$20,500. Updated bids from Tiger Docks to do the 4 missing fingers for roughly \$18,000. We can add 4 slips on the end of each dock for a cost of \$26,340 for each dock. We could afford to add 4 slips to the end of one dock this year, or we could do the fingers this year. (Lot owners calling out, complaints, suggestions.) Adding slips is more of a priority than adding fingers. Lot owners loudly talking among themselves. **Motion** by Bob Menzel to increase the price of the boat slips to \$250 for a single slip and \$500 for a double slip. Loud lot owners calling out and discussing among themselves. Second not made. Motion cancelled. Rachel will be contacting lot owners who registered for slips last year concerning the proposed raise in slip rental fees.
- c. Gate Card Policy – Steve has not had time to do additional analysis of the card usage. The board is still not allowing any additional (past 3) gate cards until we determine what we will be doing about the maximum number of cards allowed.

911 requesting signage at each property, the cost of which will have to be added in to any assessment increase going forward. Dan L requests Nikki talk to lot owners who have knowledge of our dry hydrants – how many do we have, where are they located, do we need more?

- d. Handicapped Accessibility – portable ramp was acquired. Dan L has reached out to lot owner requesting handicapped accessibility for port-a-potties, office, docks, etc. but has not yet heard back from him.
- e. Priorities for 2023 – Suggestion that this list be posted for lot owners to see.
- f. Internet/Phones – Discussed during Technology and Security Tech Support Updates

New Business

- a. Issues/Complaints – None received.
- b. Pavilion Reservation Policy – Discussed during Priorities section.
- c. Contacts/ Timeline – Nikki - No timeline to discuss. Do we have an emergency phone number? Numbers online currently are the office and Security.
- d. Illegal Trash Dumping – discussed during Priorities section. See addendum. After working with multiple cameras, Steve knows who the latest trash dumper is. He will be contacted. Lot owners calling out criticism, suggestions and general discussion. Loud yelling, more criticism. Unable to hear topics. Board asking for name of lot owners bringing in trash even if done anonymously.
- e. January Newsletter/Calendar of Events – Is being worked on.

Open Forum

Lot owner complained again about money spent on UTV and Security Team. States our gates are the most important security feature.

Lot owner complaint again about money spent on the Beach Project.

Another lot owner complaint that the campground is a mess.

Lot owner complaint drowned out by other lot owners' complaints and suggestions. Cannot be recorded in minutes.

Lot owner complaint that Zoom audio is poor. Perhaps a better microphone system.

Lot owner points out the trail from Fox Hill to county road is being used to access the lake.

Lot owner says the things the Board does is NOT an example of fiscal health.

Lot owner says Board member's spouse crossed boundaries when asking a friend for information regarding another Board member. Moved to Executive Session.

Meeting adjourned at 1:06 PM by Vice President Rachel Haney.

Amended Minutes submitted by Recording Secretary *Barbara Baker*.