

Pinnacle Lake Estates Monthly Board Meeting

Board Meeting Minutes: Saturday February 4, 2023

9:00 AM at Pinnacle Lake Office

Board Members:

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

Absent: Rachel Haney

Proceedings:

Meeting called to order at 9:00 AM by President Dan Latham

January 4, 2023 ***Meeting Minutes*** read by Recording Secretary Barbara Baker. Amendments: First paragraph should begin “December 3, 2022 Meeting Minutes”, leaving out the word *Annual*. Fourth paragraph: “sold at da county tax sale” *da* should be *the*. Roads Report - \$9,500 should be \$7,500. Meeting adjournment should read “Meeting adjourned at 1:06 PM by Vice President Rachel Haney.” **Motion** made by Dan Collins to approve minutes as amended, motion seconded. Vote to approve minutes as amended 7 yes, 1 no.

Special – Conservation Agent Ricky Dawson – Ricky and his co-partner Ashton Crance will be patrolling the Pinnacle Lake area enforcing the Missouri Wildlife Code. Pinnacle Lake is not a private lake, it is part of the Waters of the State. They will be checking for fishing licenses (exempt are those 65 and older and those 16 and younger), hunting permits, and anything on the wildlife code. They will also be checking for water safety related issues such as life jackets (+ 1 for each individual on a boat). They will also be checking for Chronic Wasting Disease in deer. He detailed some of the programs available for adults and for kids. Lot owner questions will become the basis for our FAQ Conservation Agents section on PLE Website.

Lot owner was upset they were asked to write question on a slip of paper. Reminder from Dan Latham that Board members are working together to improve communication and update our website by creating tabs such as FAQs. He asks for lot owner cooperation if we ask you to write down your questions so they can be used on the FAQ tabs.

Administration Report: (*Tara Wallace*) – in January, 3 new gate cards issued to new lot owner, 1 replacement for a damaged card. 2 boat stickers and 2 motor stickers issued. We got one General Warranty Deed back and will add that to properties to sell. From our last batch of properties, we have 2 lot owners agreed to sign their properties over to PLE. We will now start on the next 5. **Motion** made by Dan Ryan to send letters of Intent to File Lien as past due notices on properties 3 years past due on assessments. This way we can hopefully not have to send them to the lawyer and save some money. Motion seconded and approved.

2023 January newsletter was mailed out to all lot owners and is posted on the website for lot owners to view.

Treasurer Report: (*Dan Collins*) – PLE’s Current Assets:

Boat Dock Fund - \$15,467.33

Main Bank Account - \$204,760.07

Special Assessments - \$23,566.50

Wayne Beegle Fund - \$4,209.76
Total Assets - \$248,003.66

Last month there were some questions about the cost of the beach project. Total cost of this project for last year was \$15,348.80. There will be some additional costs this year for sand and other things for the beach.

A thank you to Nikki for getting involved and supporting as “back-up” Treasurer.

Question: Who has access to the bank accounts – Dan Collins, Treasurer, Cheryl Purfeerst, Office Secretary, and Tara Wallace, Admin Secretary.

Access to funds by Recreation Chair Dena Cross - \$500 limit card or bring receipts back for reimbursement. Dan Latham asks Steve and Nikki to work with him to set up the Lakeside Market.

Roads Report: (Bob Menzel) – Last month we paid invoices for rock delivery, spread some cinders, did some grading between the North Gate and Patterson’s house, had some cinders delivered. The total spent for last month was \$5,200, total spent for the year \$12,600, and we are down to \$38,350 left. Bob will put together a work order to fix the potholes at the North Gate. Lot owners need to let us know any other problems that need to be fixed.

Thanks to Nikki Mohrmann and Mike Cross for their quick response to opening the gates when we had our winter weather ice event.

We have two bids on fixing what needs to be fixed at the campground. Concerns about water seeping into the marshy area – where it is coming from and what to do with it. Dan L has one bid and Bob has met with a contractor in Pendleton who has given a ballpark bid. Will be meeting with Jason Gleeson to see what he suggests. So far everyone has their own ideas on what should be done. He suggests we take down some trees, move the debris into the marshy area, then clean up the campground so grass can grow again. Lot owners are still urged to contact Jason Gleeson to arrange for dirt. Lot owner suggests we hire a civil engineer first and use that as a scope of work.

Security Report: (Dan Ryan) – Four guards are returning and 1 Police officer. We still need a couple more people. Dan R will be meeting with Steve to get together a cost proposal put together for the Board to get the appropriate cameras we need, and also get a cost proposal together to put the new gate up at the Main Gate. Important to note: those complaint forms are very important, and we need specific information on them like lot owner’s name, address, whatever contact information you have, the specifics of the complaint so we can go check it out. About the Conservation Agents, within the Newsletter, which is also on our website, they gave us all their contact information – cell phone #s, email addresses. We also encourage you to go on their website since they want you to contact them directly. On that website, if there are any programs or clinics that you see that you would like us to have them do, let us know or let them know directly.

Architecture Report: – (Steve Pogulis) – 2 requests approved, 3 still open that will all soon be approved. Complaints should be addressed to the governing agency over the issue first, then

we can follow up with that. Continuing to work with the Board on some open issues with lot owners that are violations and concerns.

Technology and Security Tech Support Updates - Log into website concerns have been resolved, cost us nothing. Let Cheryl know if you have any further issues. Steve will be working with Nikki on the website improvement ideas she has. Ongoing analysis on our email options that tie in to DSL, making the site easier for lot owners to use. As far as cameras, we have a solution for the Trials camera which will be going before the Board soon. Our remote monitoring of the North Gate is finally up and running. We have an issue with one of our camera's DVRs, we are working right now with the equipment we have, but there will be some additional equipment and spend before Spring

Special Projects: – (Nikki Mohrmann) – For Erosion Control, thanks to John McCorkell for driving around the lake and showing what we need to have done. I don't feel like we should be working on erosion control until the dredging is complete. Then we can have the Dept. of Conservation come in and walk us through where we need to have erosion control.

Dry Hydrants – we have a total of 5, 4 are working, 1 is not. Montgomery County Fire Dept. does not certify the hydrants. We can contact the USDA and apply for a grant to have them give us a dry hydrant, but we will have to have someone come out and put it in. Waiting to hear back from 3 people at the USDA about the paperwork needed. One more hydrant needs to be put by the dam and replace the one that is not working by the bridge at Nick Britt's place. Discussion of what is necessary to put in a new hydrant or to replace a non-working one.

(In the new owner packet, our map is not a good one and is not a complete map of PLE as it does not include the Warren County portion.)

Beach Steps – Nikki met with Mr. Podagory, who does construction on the side, and he is willing to re-do the steps exactly like they are. He will be donating his time, but PLE will need to pay for the material (under \$500); it will be treated lumber. He is willing to donate half of the cost of the materials. From Treasurer Dan Collins, we have the money in the budget from Maintenance and Repair. Mr. Podagory said if he could get a couple other volunteers, it could be done in a day. **Motion** by Nikki to go ahead with Mr. Podagory's plan to repair the steps under \$500. Seconded and approved by all.

Committee Reports:

Bylaws/Covenants Revision update – Rachel Haney (absent) – Report submitted and read by Dan Collins.

We really need to move forward with finalizing the By-laws and Covenants. Does Steve have a recommendation for the Architecture section? If we can't figure it out and it's too big of a fish to fry right now, Rachel would like to propose that we keep that section the same and move forward with the rest of the document.

Steve is almost finished with that section.

Lake Preservation Committee/Erosion Control – Covered by Nikki in Special Projects Report.

Recreation Committee – Dena Cross – (absent) – Report submitted and read by Nikki Mohrmann. The Easter Egg Hunt is planned for both kids and adults, which is new this year.

The date is Saturday April 1st at the campgrounds. Set up starts at 8 AM followed by the kids' hunt at 11:30 AM and the adults' hunt at 7 PM. Donated candy for the eggs, items for adult eggs and the raffle baskets are due by March 13th. They may be given either to the office or Dena Cross. Egg stuffing will be Saturday March 18th at 10 AM at the office. The kid hunt includes the egg hunt, games, lunch, photo ops, raffles, 50/50, and a visit from the Easter Bunny who will have treat bags for the kids. The adult hunt will consist of a bonfire, visiting with friends, snacks, a raffle, and 50/50, the egg hunt, and prizes. Adults, please bring flashlights as the hunt is at night. All the details can be found on printouts at the office and on Facebook.

Unfinished Business

- a. Sale of PLE assets – Rachel Haney (absent) Report submitted, read by Dan Collins. Rachel submitted to the Board some basic information on the 6 PLE lots that are for sale. We need direction on these items in order to move forward. She would like all questions answered and a move forward plan so we can get the lots listed next week. The lots are still walkable as things haven't started to bloom yet. Don Hall is still a lot owner so we will need to include him in the round robin. What would the Board like him to do differently so he can be given some clear and direct feedback. Also, some of these lots are off of private roads. Rachel's opinion is that if a road is the only access to a lot, it should be maintained by PLE.
- b. Boat Docks – The final decision on expanding the boat docks was to increase the cost of slips to make it possible to add 4 additional slips to the South Dock (closest to swim area) this year. Based on a measurement from Google Earth, it should make the docks close to even as they stick out into the Lake. Tiger Docks will have the final drawings and contract ready for review and signature next week. Estimated cost is \$26k. We can expect the work to be completed in April so long as there are no hang ups. We will reevaluate after this season to determine if we move forward with the other 4 slips. This idea was officially discussed at the January 2023 Board meeting. After that meeting, Rachel personally spoke with (or attempted to) all 40 lot owners who rented slips last year to get their feedback. 24 were in favor of adding slips, 7 were in opposition to adding slips, 10 lot owners did not return the survey call. Feedback was a lack of parking space, boats not being properly registered, docks being open/accessible to the entire community when general assessments don't fund docks, and a desire for water patrol to keep boaters and swimmers safe. All of this information was shared in emails between Rachel and the Board. **Motion** by Bob Menzel to approve the increase in Boat Slip Rental to \$500 for a double and \$250 for a single. Seconded and approved by all.
- c. Gate Card Policy – Steve Pogulis is completing the analysis on that. Nothing to report at this time.
- d. Handling of Dredging Spoils – Discussed in Roads Report

New Business

- a. Issues/Complaints – none submitted
- b. Contacts/Emergency Emails – Suggestion that all Board members have their emails and other contact numbers on the website. Some Board members declined to have their contact

information published. Dan R., Nikki, Dan C and Bob ok'd to have their current information published on the website.

- c. Monthly Budget – discussed in Treasurer’s Report
- d. Parking Permits – If a lot owner has a state issued disability placard, they can register that with the office and use that from their car, put it on their side-by-side or ATV to be able to park by the pavilion for events and meetings. **Motion** by Nikki Mohrmann to approve the disability registration form sent out to Board. Seconded and approved by all. The next step is to create a small, designated parking area for permit parking only.
- e. Committees – The Board needs a chain of command so if one member is absent, the next in the chain takes over. Dan Latham will work on this.
- f. New Owner Packet – Map in the packet is poor. Steve will work on a better one.
- g. Communication/Transparency – create an FAQ page for projects ongoing now and in the past. Start with what the problem is, solution, cost, where is the money is coming from, completion date, and who participated. Document can grow as the project goes on. Steve is documenting the UTV.
- h. Appreciation of volunteers – We appreciate all our volunteers. We want to showcase some of our key volunteers who have contributed a lot as well as grow other volunteers who might want to step up. For instance, we need someone to take over the Bragging Rights or the Bragging Rights won’t happen. Charlie LePage is stepping down after many years of running this and I would like him to be the first one of this. Suggestion that the Board put on a barbeque for volunteers. Nikki will work with Steve on this. This will be added to social media and PLE website.
- i. Formal Surveys beyond FB – We’ve done polls on Facebook, by phone before. We could use a Survey Monkey type of tool to get more information. For those without access to Facebook or the website it has a scannable bar code that will allow you to access the poll. We could put the bar code at the front gate or by the bath house.

Open Forum

Lot owner complaint we don’t have a plan for moving the spoils at the campground – we need to get somebody down here that knows what they are doing. Money is not being spent on this correctly.

Lot owner complaint that potholes at North Gate have not been correctly repaired.

Lot owner says minutes say dock increase is not approved, but newsletter says it is. Question answered in Unfinished Business item b.

Lot owner complaint that just the people on the dock are paying for it.

Lot owner suggests lot owners take the dirt from the campground.

Lot owner asks if incidents at gates can be recorded. It depends on where you are on the lake.

Lot owner asks about amount spent by Roads.

Lot owner asks about recording device used to record audio of meetings.

Lot owner asks about the status of Web meetings - Audio issues – Jane and Todd Alexander offered to bring in directional mic. This was taken care of- Bob M set out a microphone and everyone on

Zoom could hear with no issues. Also, Nikki made mention again that Zoom is not meant for all- it is only meant if you are out of town, vacation, etc... The Board wants all members to be present at the meetings.

Lot owner complaint about amount of \$ spent on the beach and lack of Board asking for feedback from lot owners.

Loud arguing between lot owner and Board member.

Lot owner wants to know the purpose of a dry hydrant. The pumper gets water out of the lake at a dry hydrant.

Lot owner wants to know what the 2 posts along the road to the Main Gate are there for. The Board did not put those posts in however the Board is working to get the issue resolved satisfactorily. We do have an attorney involved.

Lot owner asks about a road that appears to go through from Pinnacle Lake Road to Skyline Dr.

Road going up the hill from the bridge and around the Knese's house is in disrepair. He needs to be contacted as he turned down the Board's offer to maintain it when he first purchased the property.

Lot owner says Google doesn't find her address; the County says that is not the name of her road. Google and 911 are different entities. Cheryl offers to contact Planning and Zoning about this.

Lot owner on Zoom asking for a survey of non-dock slip renters on their thoughts on restrictions on parking in the accessible beach lake area, shower house, pavilion.

New lot owner wondering how soon to expect to receive the New Lot Owner Packet. New lot owners receive their packets when they bring their deeds to the office.

Lot owner says burning off the back of the dam did not happen last year as the timing wasn't right. Asking if the fire department can practice on the swampy area at the campground. Date TBD. Lot owners will be notified.

Lot owner volunteers to help with writing the Newsletter.

Meeting adjourned at 11:53 AM by President Dan Latham.

Minutes submitted by Recording Secretary *Barbara Baker*.