

Pinnacle Lake Estates Monthly Board Meeting

Board Meeting Minutes: Saturday June 3, 2023

9:00 AM at Pinnacle Lake Pavilion

Board Members:

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

Absent: Rachel Haney, Dan Collins

Proceedings:

Meeting called to order at 9:07 AM by President Dan Latham

March 4, 2023 Board Meeting minutes sent by email. **MOTION** to approve by Nikki Mohrmann. Seconded and approved by all. April 1, 2023 Board Meeting minutes sent by email. **MOTION** to approve by Nikki Mohrmann. Seconded and approved by all. May 6, 2023 Board Meeting minutes sent by email. **MOTION** to approve by Nikki Mohrmann. Seconded and approved by all. May 23, 2023 Work Meeting Minutes read by Recording Secretary Barbara Baker. Correction by Steve Pogulis to section on dredging dirt to say, "Draft of the Facebook post explaining to lot owners how to remove dirt for personal use will be posted by Tuesday the 6th." Correction to bathroom section – should say "MOTION by Nikki Mohrman to make no improvements at this time". **MOTION** by Barbara Baker to approve minutes as amended. Seconded and approved by all.

Administration Report: (*Tara Wallace*) – 12 new gate cards issued to new lot owners. 3 replacement cards were issued for lost cards, 1 replacement card for a card no longer working. Reminder: Annual Assessments were mailed on May 25th and are due by July 1st. Please contact the office if you have not received your invoice.

38 Past Due late notices went out with lot owner annual assessment invoices. Lot owners with outstanding balances may have all but one gate card disabled according to PLE By-Laws. One property will sign GWD to PLE; then it will be put on the market. 2 properties scheduled for court. One property owner on a Board approved payment plan.

Properties to Sheriff's Sale: 2 of 3 are scheduled for June 6th at 1:00 pm at Montgomery County Courthouse. Sheriff unable to serve one lot owner, so PLE will request service again. 2 properties had cases dismissed by court in February 2023 and October 2022 due to inability to serve papers. Our new process server will refile these cases. **MOTION** by Tara Wallace to renew membership to Montgomery County and Warren County Newspapers. Seconded and approved by all.

Treasurer Report: (*Dan Collins absent*) –

PLE's Current Assets: (*Read by Nikki Mohrmann*)

Boat Dock Fund - \$7,930.10

Main Bank Account - \$197,311.21

Special Assessments - \$25,340.17

Wayne Beegle Fund - \$3,847.11

Total Assets - \$234,428.59

Roads Report: (Bob Menzel) – \$20,900 spent so far this year, \$29,100 left in the budget. 7 work orders from May, no invoices received. \$15,000 left for June, July, and August. Debris in the 3 Pipes can't be reached.

Lot Owner says road is washed out in front of their driveway

Lot Owner says Trails section is rough in areas, needs rock and grading

Lot Owner says Cedar at Skyline has large rut at end of road, clogged culvert

Work order turned in for Bluffview.

Security Report: (Dan Ryan) – New Main Gate damage – shout out to Steve Pogulis for all his work that is saving PLE money on these gate repairs. Over Memorial weekend we had UTV's speeding and kicking up clouds of dust. These kids' parents will be sent letters. Steve has been upgrading cameras at the gates, specifically at the Trails section. The Department of Conservation will have agents at the lake on June 24th at 10:00 am to do a boating clinic to let lot owners what the requirements are.

- Boat and Motor need to be properly registered.
- One wearable personal flotation device for each passenger
- One flotation device to throw in the water if needed
- Fire extinguisher
- Emergency sounding device like a horn

Lot Owner asks if there is an age limit on kids on UTV's. Answer: You need to follow whatever the State laws say on this.

There is nothing Security can do without information on identification, sticker #, and a complaint form filed with office. Try to get a cell phone photo.

Any Security guard issues witnessed by lot owner should be reported to Dan Ryan.

Architecture Report: – (Steve Pogulis) – 5 final approvals for open permits posted on lots, one additional signoff and paperwork will be going to the lot owner. 4 new lot improvement requests that are in process. A few concerns/violations that are being followed up on.

Technology and Security Tech Support Updates - Approval covered in Minutes from May 23 meeting on purchasing used equipment that matches the motor at the Trails gate. Will update when that is complete. Trails camera purchase is out for Board approval. 3 new hits to the Main Gate. New signage and other improvements in the works.

Special Projects: – (Nikki Mohrmann) – The big dumpster last month was a hit with lot owners. Shout out to lot owner John Robinson and his team for cleaning up the mess left outside the dumpster. There was a scrap trailer next to the dumpster which was a great idea; it was filled up and when the scrap is dumped and paid for, that money will be donated to the Wayne Beegle Fund. 2 lot owners will be going around the lake trimming trees back from the roads and the Trail in campground. We have requested from Buell Acres that the dam be mowed. PLE has never requested the dam be mowed more than once a year as Nikki was informed. Buell Acres will be out in the next ten days to mow and we will watch to see if they need to come back out for a 2nd time.

Lot Owner says there is debris in the overflow pipe needs to be removed. Bob will look at it.

Pinnacle Drive Road issue is ongoing – title company is doing document searches.

PLE properties for sale – new listing agreement signed for lots #38 and 40 Lake Shore Drive N. Signs will go up next week.

Setting a date for June for our work meeting on prep for Annual Meeting – finalize in Ex. Session

Committee Reports:

Bylaws/Covenants Revision update – Final wording on “Tiny Houses” (reduction in the minimum square footage) coming from Planning and Zoning needs to be sent to our attorney this week.

Lake Preservation Committee/Erosion Control – ongoing – Nikki is looking into native shrubberies to help with erosion and filtration.

Recreation – Kids Fishing Derby this coming Saturday, June 10th starting at 8:00 am. Barbara will be taking care of worms, Dan L will be picking up the trophies and is in charge of the food and is looking for volunteers. Steve is helping with set-up. Barbara and Tara will be working the registration table. Dan C is helping with the cooking. Rick and Sis Lawrence will measure the fish caught. John McCorkell is in charge of fire department pumper truck for the rubber duck race. Cheryl will print out all the certificates, registration sheets, etc.

Unfinished Business

- a. Sale of PLE assets – information covered in Admin Report
- b. Boat Docks – electric work is done, fish station has been rehabbed, report any issues with the docks to the office. New docks are being numbered.
- c. Gate Card Policy – will be finalized at Ex Session
- d. Handling of Dredging Spoils – will be finalized in Ex Session
- e. Permit only parking by Pavilion – ongoing – will be finalized in Ex Session
- f. Chain of Command for Board – Dan L – will be finalized in Ex Session
- g. New owner packet map - Steve is working on a better one which will include the helipad locations (dam, boat docks, north gate).
- h. Communication/Transparency – FAQ sections on Website - ongoing – Nikki

New Business

- a. Issues/Complaints – Lot owner complaining of Campground disturbance (racing UTVs, loud music, loud voices) Memorial Day weekend. Are there specific regulations about noise, etc. in the campground? Report disturbances to Security or to police.

Lot owner has information on dry hydrants – one near Pinnacle Creek bridge has been cleaned out.

Lot owner wants to know what is not completed at Mary White Creek and at Pinnacle Creek bridge. Needs serious finish work at both locations. Bob will look at those areas.

Meeting adjourned at 10:43 AM by President Dan Latham.

Minutes submitted by Recording Secretary *Barbara Baker*.