

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

Board Meeting Minutes: Saturday July 8, 2023

9:00 AM at Pinnacle Lake Pavilion

### **Board Members:**

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

*Absent:* Tara Wallace

### **Proceedings:**

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

### ***Open Forum:***

Lot owner requesting 1 additional card as there are 4 permanent adults living in the house.

**MOTION** by Bob Menzel to approve, seconded and approved by all.

Lot owner wants to divide property and build.

Lot owner wants information on North Gate situation where “gun” was mentioned. Wants minutes and audio from the June 2023 meeting.

Lot owner wants to know where we are with the By-Laws and Covenants revisions. The final wording for “reduction in minimum sq. footage” has been sent to Jamie Carr.

Lot owner wants to know if we can publish the monthly meeting audio on the website. Steve will look into this.

Lot owner asks why there has been no weed cutting on the sides of roads in the Trails Section. Lack of budget.

Lot owner states there was a boater either drunk or high boating in an unsafe manner on the lake. Boater was a guest. Claimed they could not get hold of security. Security did follow the guest until Montgomery County Police picked him up. Highway Patrol has jurisdiction on the lake.

Lot owner states Pin Oak Road is in bad condition. Work order previously sent – will check status on order.

**Approval of Minutes** for June 3, 2023. Motion by Dan Latham to approve minutes as read. Seconded and approved by all.

**Administration Report:** (*Tara Wallace*) – absent but submitted report. 5 replacement cards issued, 11 new cards (4 new property owners). 4 boat registrations for the month of June, 3 motors, 3 campers, 2 UTV’s, 1 dirt bike, and 1 golf cart.

2 properties, lot #512 NG and lot #534 NG, were recovered by PLE at a Sheriff’s Sale on June 6<sup>th</sup>.

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

PLE’s Current Assets:

*Boat Dock Fund - \$6,674.04*

*Main Bank Account - \$297,645.47*

*Special Assessments - \$28,496.61*  
*Wayne Beegle Fund - \$4,041.42*  
*Total Assets - \$336,857.54*

New budget will be reviewed by the Board in August, but the Board won't vote to approve until September Annual Meeting

Question about a monthly bill – Cheryl will review QB and advise.

**Roads Report:** (Bob Menzel) – Bob has done \$3,367.00 in work orders; however no invoices have been turned in yet.

\$2,473.93 road dollars were spent in June.

\$23,427.42 spent so far this fiscal year. \$27,572.58 left

Completed Butternut and invoiced. Completed Cedar. Re-graded Maple and Lake Shore. Cleared culvert at 3 Pipes. Cleared culvert and graded Ridgeview. Graded Bluff View – Bob still has to check this one.

Graded Trails Section. Crowned Dam Road. Removed gravel from 3-pipes and put on Pinnacle Maintenance lot. Making a place for the Cinders. Rocked Oakridge road

Our vendor should have Graded around the lake - Bob still has to check. Should have graded Cougar and graded and rocked Pin Oak – Bob has to check  
Should have graded and rocked Pin Oak.

Getting rock delivered for spots around the lake - working with Jarod

Prepping new work orders for clearing some ditches up on Skyline and to reset a culvert at the end of Hickory.

Bob expects to get \$6-8k in invoices.

Nikki will contact Buell Acres to see how much it would cost to cut road edges.

**Security Report:** (Dan Ryan) – If you need to get hold of Security, call the main office number. That will ring in the Guard Shack. If there is no answer, call 911. We are having significant trespasser problem, and misuse of gate cards. Security will be issuing tickets and warning letters. There have been 3 gate collisions.

**Architecture Report:** – (Steve Pogulis) – 2 Lot Improvement requests were signed off on and given the go-ahead. New requests, one has an issue, one approved today. We're having issues with lot owners starting Lot Improvement requests and not wanting to wait for the official paperwork, so they go ahead and start the project.

**Technology and Security Tech Support Updates** - New Trails camera has been purchased and received and is undergoing some testing, permanent mount pole will be going up for when it's ready. Steve has given gate support on several Security incidents. In one incident, a lot owner tried to come through the gate with items that were not registered to them, gave false name of another lot owner, but swiped his card so correct name was discovered.

**Special Projects:** – (Nikki Mohrmann) – Bath house – putting together 2-year plan – Nikki has two bids on tearing down existing bath house and putting a vault bathhouse up or a cement latrine similar to what state parks have. Also asking for bids for revamping it.

We are continuing to trim branches back on the roads. Lot owners can report any branches that are obscuring vision on the roads. Lot owner states she and her husband are available with their truck and trailer to work on branch trimming. Nikki invites them to join the team she is getting together.

### **Committee Reports:**

Bylaws/Covenants Revision update – Final draft now with our attorney. PLE planning a town hall meeting to discuss the changes. We are looking for ways to make it easier for lot owners to vote. The revisions will be published on the web so everyone can see them ahead of time. Annual meeting in September will not include voting on revisions. Lot owner asking for opportunities to ask questions on the website.

Lake Preservation Committee/Erosion Control – ongoing – Nikki has requested information from DNR and the Arbor Foundation for native bushes and shrubs to stop erosion. Grants are available from DNR to stop erosion, so Nikki has applied for a grant.

### **Unfinished Business**

- a. Boat Docks – Fishing stations – lot owner is volunteering to provide new cutting boards. Other boards still need to be replaced. Electric is finished other than lighting issues. Staining will wait at least until Fall.
- b. Parking by Pavilion – waiting until we have the time and the money to put the handicapped parking in.
- c. Committees/Chain of Command – Dan Latham – ongoing.
- d. New owner packet map - Steve – Steve has added the helicopter landing sites on the map, at wide part of boat dock parking, at North Gate, and on the dam. We need to put up signage at those locations. Steve has a small map ready to send to Nikki and Cheryl. There needs to be a phone line (emergency call box) at the dock area as there was in the past. The dry hydrant locations – some need to be cleaned out, weed control.
- e. Communication/Transparency – FAQ sections on Website - ongoing – Nikki - The two year bathhouse plan will go on this section.

### **New Business**

- a. Request for additional gate cards – new policy is being rewritten (Steve and Barbara). In brief, changes are - Card 1, free. Cards 2-3 - \$25 each. Cards 4-5 - \$50 each plus Board approval. Cards 6-8 - \$100 each plus Board approval if lot owner can provide original government documentation that proves all cards issued are to blood relatives (for example and not limited to birth certificates, driver's license showing same address as primary lot owner, or adoption decree) 8 cards maximum. Currently there are NO plans to turn off any gate cards as a result of this policy due to numbers unless there is something else wrong. Potentially there may be new gate card technology that will cause all cards to be reissued. We are looking at all solutions that we can afford.

- b. Issues/Complaints – Complaint was submitted by a relative of a lot owner. Issue tabled as it was not submitted by a lot owner.
  
- c. Approval to purchase digital, searchable, electronic RROO for \$79 – We will check on use by lot owners. Motion by Dan R, seconded and approved by vote of 6-yes and 2-no.

Meeting adjourned at 11:04 AM by President Dan Latham.

Minutes submitted by Recording Secretary Barbara Baker.