

Pinnacle Lake Estates Monthly Board Meeting

Board Meeting Minutes: Saturday August 5, 2023

9:00 AM at Pinnacle Lake Pavilion

Board Members:

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

Absent: Rachel Haney, Dan Latham

Proceedings:

Meeting called to order at 9:03 AM by Treasurer Dan Collins

Open Forum:

Lot owner requests 4th gate card.

Lot owner wants to know why they don't have new maps in the new lot owner packets. Why was new owner packet removed from agenda? Items need to stay on agenda until they are completed. The maps are now available in the office and will be coming soon to the PLE Website.

Lot owner wants to add horse-shoe pits at the campground. Shoes can be kept at guard shacks. Looking for volunteers.

Lot owner wants to know when Board will respond to his written request for copy of June minutes and audio from the June meeting. Barbara responds that a copy of June minutes were sent certified mail with receipt requested and hand carried to New Florence PO. Audio is used only for the creation of meeting minutes and the storage is erased for recording the next meeting. PLE does not retain a copy of the audio recordings after the written minutes are created.

Lot owner says, concerning dry hydrant, that the fire department is willing to install if PLE can take care of the weeds. Fire department will replace/fix for a donation of \$1000-\$1500 to the fire department. Nikki will deal with the weeds.

Approval of Minutes for July 8, 2023. **MOTION** by Nikki Mohrmann to approve Minutes as written. Seconded and approved unanimously.

Administration Report: (Tara Wallace) – In July there were 9 gate cards issued, 7 to new lot owners, 1 issued to lot owner with 2 cards, and 1 replacement card. 1 camper registered, 4 boats and 4 motors, 1 ATV, 3 UTVs, 2 minibikes, 1 golf cart and 1 jet ski.

11 new properties redeemed are now up for sale. With assessment invoices, 38 past due notices were sent, 23 paid on those which brought in \$13,435 in late fees. 15 are still outstanding, which is approximately \$12,991. PLE will record 6 liens against those, those 6 having over \$1000 due. 17 properties in collections, which total \$135,600, are now with our lawyer. 3 properties have court dates in August for judgements. 8 lien releases were issued in Montgomery County, 1 in Warren.

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

Boat Dock Fund - \$7,075
Main Bank Account - \$311,579
Special Assessments - \$37,238
Wayne Beegle Fund - \$3,593
Total Assets - \$359,486

Roads Report: (Bob Menzel) PLE has established a new rock provider – CONAGG. We are concentrating on acquiring more gravel to be spread. The plan is to complete the PLE maintenance lot this month (August) to store the cinders. Pin Oak Drive needs more work; it was graded but the rain has washed it out again. Culvert above Pin Oak is clogged. No rock on Trails Section yet, but there is a work order on that. July expenditures were \$6,651.71. Total spent this FY: \$30,029.24, approximately \$20,000 left.

Lot owner wants to know if the overgrowth of trees is part of Roads responsibilities. This falls under Special Projects.

Lot owner wants to know what is happening on Knese's property road. Log with gravel spray painted green and gravel pile spray painted yellow put there by Mr. Knese and Mike Cross to encourage drivers to keep to the outside and away from the inside of the corner and tearing up the road. The yellow gravel pile is there as a water divergence device. Mr. Knese is alright with PLE grading that road.

Lot owner wants to know why the trees have not been removed from our maintenance storage lot. Bob will check with Jared about this.

Security Report: (Dan Ryan) – End of June and beginning of July - Security was very busy. 6 incidences, 5 of which will be issued tickets, 1 case of driver drunk, police, Montgomery County and Warren County Sheriffs were called. We've had a couple of issues with lot owners' guests trying to bring other guests in. Guests have to be on list submitted to the Security guards by a lot owner. We had two incidences of gates being hit, however appears to be no permanent damage. Reminder, when you are going in a gate, you have to swipe your card even if the gate is open. When leaving, if the gate is open, you must stop to make sure the gate sensor sees you and resets.

PLE has a need to refurbish the shed behind the office to make it safe to store recreation materials. We are looking for volunteers with skills to lay a new floor in that shed. PLE will pay for the materials. Let Cheryl know if you are interested in doing that. Nikki will post something on Facebook asking for volunteers.

Lot owner wants to know why Security guards are driving their own vehicles when PLE has a UTV for Security use. PLE's UTV does not have AC and when it is 100 degrees the guards can use their own vehicles, but will be informed that they will not be reimbursed for their mileage after August 5th.

Architecture Report: – (Steve Pogulis) – 2 Lot Improvement applications approved in the past month. 4 applications still open. There has been a couple of issues with lot owners starting projects before Lot Improvement applications have been completed or approved.

Technology and Security Tech Support Updates - We had an issue with our North gate caused by the Kingdom City telephone line placing a telemarketer auto-block on that

line. We've also had a number of gate fixes at no cost to PLE as Steve did the fixing. There were 2 power hits to the main gate also fixed at no cost to low owners.

Lot owner question whether or not PLE is holding up lot improvements through the county. PLE does not do this, Steve will call and check on this.

Special Projects: – (Nikki Mohrmann) –

Bath House – Two companies have submitted bids for building a vault bathhouse.

Grass Cutting – Two companies have submitted bids to cut along the roads and in the Trails Section. There is \$3700 left to spend on grass cutting. Request will be submitted to Board regarding approval if additional grass funds are needed.

Lot owner asks when the Annual Meeting will be held. Tentatively the Annual Meeting will be held on September 16th.

Lot owner wants to know if trees are being trimmed on Sunday. Yes.

Committee Reports:

Bylaws/Covenants Revision update – The last revisions have been sent to our lawyer, she had questions back for us and we need to resolve this with her next week about the LLC language that was in there.

Lake Preservation Committee/Erosion Control – Nikki Mohrmann – Ongoing

Lot owner question about the sea weed in the lake. PLE used to stock the lake with grass carp. The ones in the lake now are getting really big and they do not reproduce. This seaweed cycle needs to run its course. Grass carp do not eat all the algae, only certain ones. Tara will contact the Conservation Department to see if we can confer with a fish biologist.

Unfinished Business

a. Boat Docks – Steve reports - Fish station fix-up is almost complete. One or two boards are bad and need to be replaced. New boat dock numbers being looked at for the cost to replace. Once all the boats are gone at the end of the season, the docks will be stained.

Lot owner asks if there is electricity at the fish cleaning station. Answer: Not at this time.

b. Parking by Pavilion – Ongoing

c. Committees/Chain of Command – Dan Latham – Ongoing.

e. Communication/Transparency – FAQ sections on Website - ongoing – Steve and Nikki – There will be a post here on the website to submit a bid on the floor to the shed behind office. Nikki will give Cheryl the questions answered by the Conservation agent to post here.

New Business

a. Request for additional gate cards –

Lot owner requests card for his wife (4th). **MOTION** by Nikki to approve. Seconded and approved by all.

Lot owner requests replacement card and one new one (4th). **MOTION** by Dan C to approve. Seconded and approved by all.

Lot owner requests 4th card. **MOTION** by Dan C to approve. Seconded and approved by all.

Lot owner requests 3 more cards for sons. 3 on file. **MOTION** to approve 2 cards immediately by Nikki. For the 6th card, they need to submit proof of family relationship. Seconded and approved by all.

Lot owner requests additional card (4th). **MOTION** by Nikki to approve. Seconded and approved by all.

Lot owner requests card (4th). **MOTION** by Nikki to approve. Seconded and approved by all.

Lot owner requests 5th and 6th card for daughters. **MOTION** by Dan C to approve 5th card immediately. 6th card requires additional proof of family relationship. Seconded and approved by all.

b. Issues/Complaints –

Submitted by Anonymous – Pin Oak boat ramp. Dock with boats close to ramp too close to any boats going in and out. Wants PLE to contact the owner and check the specs on the dock. Make sure the dock is where it is supposed to be. Suggestion by Dan R that the board does not accept Issue/Complaint forms from Anonymous.

c. Annual Meeting Questions – Barbara

Should the Board continue with the more formal format of the Annual Meeting agenda as in the past or change it to be more like the Monthly Meetings. Nikki suggests we keep Open Forum in the beginning as it has been in the Monthly Meetings. Discussion on this. Barbara suggests we conduct the AM meeting as it has been in the past. Discussion on this. Barbara makes **MOTION** to leave Open Forum and all questions to the end before or during vote counting. Seconded and voted 6-1 to approve.

Should the Minutes from the August monthly meeting be read aloud at the Annual Meeting or sent beforehand to Board members and just moved to approve. Consensus is to just move to approve.

Will we have a Recreation Report this year? Yes. Dan Latham will do this.

d. Review of Annual Budget (this year's and next) by Dan Collins. Highlighting areas of importance. Budget handed out to all lot owners in attendance.

e. PLE Website – should PLE charge a fee to advertise anything for sale that isn't property. Nikki will work on this.

Meeting adjourned at 11:31 AM by Treasurer Dan Collins.

Minutes submitted by Recording Secretary Barbara Baker