

PINNACLE LAKE ESTATES
Meeting Minutes – Saturday 12/2/23

Meeting Start: 9:00 am - Meeting Adjourned: 9:49 am.

1. Open Forum:

- No members submissions for open forum this month.

2. Reports:

- Nikki Mohrmann/Administrative – \$3,369.47 in back assessments collected. One replacement card for a non-working card. Registrations - 2 UTV - 1 jet ski. Holiday hours – Christmas and New Years – Closed Monday December 25th. Thursday the 28th. And Monday January 1st. Will resume normal winter hours on Thursday Jan 4th.
- Bob Menzel/Treasurer - Gave budget update. 3668.00 paid out for the month. We collect 156,000 in assessments. Will start the process of detailing this out. Boat Docks \$7,198.16. Main Checking \$303,193.54. Special Assessments \$38,841.69. Wayne Beagle Fund \$5,128.31.
- Roads - Mike Cross - Maintenance lot completed. Cinders moved, and blocks installed. It's about a month past due. Mike discussed importance of keeping timelines with Jared. Looking for any old billboard tarps or anything like that for cover. North gate road work done. Started on road near bathhouse with runoff issues. Won't be much more road maintenance until we see what winter is going to be like. Lots of ditches need cleaned out. Dust control - Calcium Chloride is about 1.50 to 2 dollars a foot. Need a 500-gallon tank and sprayer to do it ourselves. Estimate about 3 grand for equipment. About 1300 to 1800 a treatment. Would use Mike's truck initially.
- Dan Ryan/Security - Discussed the need for new camera equipment. 2 to 4 guards needed for next yr. Still determining who is returning. Montgomery Sheriff came thru for a security check - stopped someone on the road to inquire if they were registered at lake. Need to update process on ticketing.
- Steve Poulis/architecture - 4 lot improvement apps in process. Revised lot improvement form being worked on. 1 has been approved since last meeting. Tech support update - camera and gate issues - proposal for improving network reliability/stability. Will improve Zoom meetings. Members have had issues with zoom. Noise complaints at campground - think we know who they are and possibly related to member with previous issues - one vehicle was passing thru gate without a card.
- Brant - Special projects – Debris pile at retaining pond area has been burned. Everything went well, no issues.

- Dan Latham-Smith/Vice President - By-laws covenants to be put on website for review. Member asked about money spent so far. Cheryl prepared a breakdown of all costs. Cost for 1st draft presented by Rick M. to HOA attorney - \$12,303.29. Cost for additional questions and 2nd draft by Dan L. to HOA Attorney - \$2,547.50. Cost for both drafts \$14,850.79. Costs for questions regarding primary/secondary lots, and McCorkell case review- \$2,352.50. Total cost \$17,203.29
- Lake Preservation - Scope of work to be submitted - 2 people have volunteered but have not paid assessments. Need more volunteers. Ground Hog in Dam.
- Campgroup Committee – Committee for campground improvements. Scope of work and costs to be submitted.

3. Unfinished Business:

- Boat Dock Update - Vendor is working on fish station and should be done by year end.
- Patterson/Road issue – Dan R says we have a solution to discuss in executive session.
- Parking by the Pavilion for handicapped and others to access Pavilion area. Committee for project was discussed with Dan L to chair. Nothing yet.
- Gate Card System update - Steve gave update. Dead/unused cards need flushed - no real indication of old cards being used. Need to update card issuance procedures. There are 160 lot owners who only have one card. Some have up to 13 or more.

4. New Business:

- No new Gate Card requests.

5. Issues/Complaints

- Ice Machine - Real Ice is wanting to charge a rental fee. Requires a minimum amount of ice. 1500-dollar limit. Options - keep machine and pay roughly 700ish a year. Can't buy the current machine but could purchase our own. About 4 thousand for a new one - used ones around 1,500. Ice per bag - a bit over 2 bucks. 2.25 - 2.36 - 215 bags to fill current machine.
- Member thanked the board - Steve/Dan especially for their time and efforts regarding the campground issue.