

PINNACLE LAKE ESTATES
Meeting Minutes – Saturday 10/7/23

1. Open Forum:

- Dena Cross spoke on her desire to take on recreational activities once again. She clarified some points pertaining to the rules of engagement and job roles and responsibilities. Would like access to office, Wayne Beagle fund and all recreational records.

Mike Cross motioned and Brant Wagster seconded - motion passed.

- A member raised concern regarding any compensation made during the sale of properties by any board member. Board is unaware of any compensation but will investigate and report at next meeting. Concern was also raised about permit requirements regarding cutting down trees on one's property, and erosion control.
- A couple requested work on the road leading to their property. Grading required is to help with water run-off, etc. The members will file a formal complaint for the road work requested.
- Another member wanted to know if her road was on the list. Board requested a complaint form to have a paper trail.
- Another member explained that they had already filed complaints for road work affecting their property, but nothing has been done yet. Mike requested another complaint form for clarity and ensured immediate follow up.
- Patterson/Road issue update requested. Lawyer is involved. Contesting this issue is expensive. Steve expanded on the process, current status, and next steps.

2. Reports:

- Mark Hodge - nothing to report.
- Nikki Mohrmann - report on lot and assessment issues and any progress.
- Bob Menzel - Budget update - just getting started - goal is to ensure money is being spent wisely, etc. 40% goes to roads budget. Would like to better understand spending before we move forward with the work.
- Mike Cross - Discussed a couple issues reported and provided an update on those. Mike has surveyed the Lake roads and has identified issues with culverts, runoff ditches, road grading, etc. Keeping the board informed is important. Parking area for beach and wash out concerns. Mike can get free cinders from a couple sources. Maintenance area will be finished by the end of next week. Trails area needs surveyed to identify any road issues

needed. Lake run-off is an important factor in all aspects.

- Dan Ryan - Security cameras are always watching. Damage at North Gate was identified as one example. Security guard update - who is possibly coming back as well as new application requests. If the fine/damages are not paid, he'll also face a trespassing charge. Deanna asked about the gate repairs and if anything we do affects the warranty, etc from Birdsong.
 - Steve Pogulis - Concern raised about one lot permit, others in process – provided updates. Steve has been supporting security with camera and gate issues/updates. Discussion on door king card readers and call-in procedures, especially with cell phones.
 - Brant - Special projects. Need John M to approve dry hydrants, Chili cook off and bath-house winterizing updates - retention ponds and barrier needed - John M gave an update that all installed dry hydrants are working. Need to check locations and proximity to Lake.
3. By-Laws Update: Final draft is ready to approve and vote on.
4. Lake Preservation: - No update at this time. Nikki is committee head.
5. Unfinished Business:
- Boat docks update - fish cleaning station will be completed - touch up's and staining, and a couple boards replaced. Lights out on one side of the boat docks - is noted and will be taken care of.
 - Steve should not be doing electrical work for the docks - electricity installations near water are extremely dangerous and should be installed by a licensed technician.
 - Mike asked about when boats are supposed to be removed, so we can perform maintenance. No official time is posted. Need to update the overall boat slip process.
 - Parking by the Pavilion for handicapped, etc to access Pavilion area. Committee for project was discussed with Dan L to chair.
 - Dan L discussed the need for back up of board positions.
 - Communication transparency - projects will be posted on the website. Examples include: Communication on road work, closures, etc. for awareness. Communication is for the members.
 - Complaints – Member mentioned the moss issues with the Lake. Steve provided an update - DNR provided some guidance, etc. Issue is, there are things we can add to lake to mediate, but all additives pose some additional risk as long-term effects are unknown. Algae and stocking of lake to be discussed.

- Permits - Approval as a board needs to be addressed. Entire board should be involved in the approval process. Does county deny any permits? Short answer is no. The county said that Pinnacle Lake needs to approve property line encroachment.
Example - building over property line of adjoining lots owned by the same party.
Lot example - build a house on one lot for instance, then septic would have to be installed on the same lot. This whole issue needs further discussion. Combining of lots is decided on a case-by-case basis. Mike said you can have the properties re-plated. Should be able to do so while maintaining the grandfathered secondary assessment. Pinnacle board approval is needed first.

- A member sked about Lake Preservation Project and if there is a committee?
There was and it still exists but needs to move forward. Member reiterated that Lake is the primary reason we are here.

- A member asked for an update on a property issue in her area of the lake and what should be done to remedy, money paid, and responsibility should be on the property owner. Trees, logs, debris issues, etc. Mike will assess and request property owner take care of the funding to get issue remedied.

- Dredging work - not up to par, and dredging is very expensive these days.
Example - 2.5 Mil for Lake St. Louis. Ongoing discussion.

- Cheryl, Gate Card policy update.

- Timing of Newsletter and general mailing discussion on ways to save money/time.

- Boat Slip drawing at March meeting. No wording on time boats can be in the docks.

- Suggested including sticker number with dock assignments. Some have docked more than one boat in their slips. (switching boats in and out).

- Registration sticker update discussion. Overall registration policy needs review – several members have unregistered vehicles and insurance is not updated when needed or kept up.