

Pinnacle Lake Board Meeting minutes

For Saturday November 1st, 2025

Present at meeting: Drew Hall, Nikki Mohrmann, Brant Wagster, Jane Alexander, Mark Hodge, Matt Wagster, Dan Latham, Angie Weigel and Steve Pogulis

Absent: NA

1. Pledge of Allegiance
2. Open Forum
 - a. John M bought up issues regarding package delivery. Motion made to put a drop box at each gate. Nikki will follow up to get cost.
3. Reports:
 - a. Administration – Nikki Mohrmann
 - a. Gate Cards issued in the month of October – 7 Total
 - 4– New Gate Cards Issued
 - 2- Replacement Gate cards Issued – Lost/Damaged Cards
 - 1 – Additional Card
 - Registrations for the month of October –
 - 1 Total 1 – RV Recreational Vehicle
 - Reminder winter office hours are starting in November. Office hours are as follows.
 - Monday and Thursdays 8:30 AM – 12:30 PM
 - Second Saturday of each month 8:00 – Noon
 - The office will be closed on Thursday, November 27th for the Thanksgiving holiday.
 - Payments for the month of October– This reported amount is ONLY for accounts Past due or in collections.
 - This amount does not include all payments the office received for the month.
 - PAYMENT INFORMATION FOR October: YOUR INFO ONLY:
 - \$250.00 payment plan
 - \$300.00 Payment Plan
 - \$384.62; Past due Assessments
 - \$475.38 Past due Assessments
 - \$200.00 Payment plan; need to transfer to special assessments
 - \$475.38; Past due Assessments
 - Total Collected listed above \$2,085.38 Collected in past-due assessments and late fees for the month of October.
 - b. Treasurer – Angie Weigel
 - a. Monthly expenses review process- draft handed out. No questions. Final to be included in the monthly minutes.
 - b. Current Balances
 - i. Wayne Beagle \$ 2,310.61
 - ii. Boat Bocks \$11,111.99
 - iii. Main Checking \$1,287.29
 - iv. Special Assessment \$261.58
 - v. MM Associated \$185,846.48
 - vi. SE Assoc. \$ 42,229.49
 - c. Roads – Dan Latham
 - a. Dan has updated the work orders for clarification. Request made to always type the orders so they can be read easily
 - b. Dan spent time identifying issues with Mike Tucker who works for MDOT
 - i. Add type 5 base rock
 - ii. Grade and rock hills

- iii. Grade and rock the Vanes and wash out on the trails
 - c. Questions were asked regarding what equipment Nick has to use on the road. Dan will follow up with Nick to ask and report back at next meeting
 - d. Committee was discussed
 - i. Committee will be used to assess the areas of needs and report back to Dan
 - 1. Committee members are: John McKorcle, Bob Arnold, Dan Latham, Drew Hall, Mark Hodge, Nick Garrett
 - 2. Jane made motion for Roads committee to meet bi Monthly and to post plans and updates as they occur. Dan Second motion. 9 in favor
 - e. Roads spreadsheet to be sent via email to all board members as updates occur.
- d. Security – Mark Hodge
- a. Trail gate
 - i. Gate was completely replaced and covered by lot owners' insurance
 - ii. Time sensitivity may need to be adjusted- Mark will follow up
 - iii. Power switch may not be hooked up correctly or may be an issue with battery backup. Mark will follow up.
- e. Architecture – Steve Pogulis
- a. 3 requests have been approved and completed
 - b. 2 new requests are in process.
 - i. Shed
 - ii. seasonal with septic
 - c. architecture spreadsheet to be sent via email to all board members as updates occur.
- f. Special Projects – Brant Wagster
- a. Porta potties will be picked up and handicap Porta Potties to be delivered for winter use.
 - b. Roof is needed for office. Brant will get cost for shingles and metal roof to determine which option will be best.
- g. Recreation – Volunteers?
- a. 60th annual celebration
 - i. Sometime in April of May.
 - ii. Committee members for this event will be: Nikki, Jane, Denys, Olga, Kim, and DeeDee
 - b. Volunteers still needed to coordinate other events.
4. Committee Reports
- a. By-Laws/Covenants (jane)
 - a. Vote count and documents have been added to the website
 - b. Document update review
 - b. Lake Management Committee (Brant and Drew)
 - a. Motion made by Drew for Lake Management committee to meet Quarterly. Jane 2nd. 9 in favor
 - i. Committee members are: Drew, Brandt, Kim, Steve Van Horn, John, and Denys
 - ii. Kim will coordinate next meeting
 - b. Discussion regarding submerged bed. Drew will Coordinate with Steve Van Horn to determine next steps
 - c. Discussion about possible addition of bait fish. Committee to review
5. Unfinished Business
- a. Committee communication via spreadsheet and shared drive
 - a. All committees are expected to update and share project spreadsheets with the board via email as updates occur
 - b. Steve sent an email this morning to set up Outlook email. Once we are all set up we will have access to shared drive.
 - c. All Board members should install outlook and begin using. Any questions follow up with Steve.
 - b. AED box install

- a. Steve researched and found the box needs to be in a controlled environment. Can't handle the heat and cold.
 - b. Steve has placed the AED box at the window and glass can be broken if AED is needed.
 - c. Steve suggested a window that can slide open to access the box and have a closed back area of the box to secure office.
 - d. Steve and Brant will get bids on 2 new windows in the front and all new windows so the board can determine what option to take.
- c. Shed
 - a. Add shelves
 - i. Steve will draw up plans and get cost estimate
- d. Tree trimming
 - a. 12 trees identified as needed to be removed over winter. Brant will follow up
 - b. We have an additional provider for tree trimming- vendor packet is in place now
 - c. Any issues with trees- request a picture we taken and send to Cheryl for tracking and notification of Brant and Drew.
- 6. Completed Business
 - a. Steve: purchased and installed mail slot with box
-purchased and installed drop box
- 7. New Business
 - a. Board duties review- Tabled
 - b. Board code of conduct review and sign- tabled
 - c. Request website action to no longer require a special login
 - i. Steve indicated this could cause an issue with ADA requirement.
 - ii. Additional research is needed. Jane will follow up
 - d. January Newsletter
 - i. All edits need to be to Nikki by November 15th
 - e. Electric for boat docks
 - i. Brant and Matt will get bids to add electric to boat docks that don't have them at this time
 - f. Bi annual audit
 - i. Scheduled for November 8th.
 - ii. Community members to participate are John M. and Kim g.
 - g. Gate Card Requests- NA
 - h. Issues/complaints- NA

8. Adjournment