

Pinnacle Lake Board Meeting minutes

For Saturday November 1st, 2025

Present at meeting: Drew Hall, Nikki Mohrman, 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 Mohrman

- 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