

# **Pinnacle Lake Board Meeting minutes**

**For Saturday July 12<sup>th</sup>, 2025**

Present at meeting: Carley Lewis, Nikki Mohrmann, Brant Wagster, Jane Alexander, Mark Hodge, and Steve Pogulis

Absent: Drew Hall, Bob Menzel

1. Pledge of Allegiance

2. Open Forum

- a. Discussion regarding road at the main gate. John M. is concerned about run off into the lake. John will meet with Jarrod to address.
- b. Discussion regarding need for roads committee and/or someone to volunteer as a new board member. John M was asked and he said he was not ready to commit to being a board member but would continue to assist.

3. Reports:

a. Administration – Nikki Mohrmann

- a. Gate Cards issued in the month of June
  - i. 4– New Gate Cards Issued
  - ii. 8- Replacement Gate cards Issued
  - iii. 3 – Additional Gate cards Issued
- b. Registrations for the month of June
  - i. 8 – Boat
  - ii. 7 – Motor
  - iii. 1 – Camper
  - iv. 1 – Golf Card
- c. Payments for the month of June– This reported amount is ONLY for accounts in collections or for past due Assessments/Gate Cards/Etc.
  - i. This does not include all payments the office received for the month. The total for the month of June is \$808.00.
- d. PAYMENT INFORMATION FOR June: YOUR INFO ONLY:
  - i. -- \$250.00 Payment Plan. ----
  - ii. \$150.00 Payment Plan.
  - iii. - \$200.00 Payment Plan.
  - iv. Past Due Assessments
  - v. Past Due Assessments
  - vi. Total Collected listed above \$808.00 Collected in past-due assessments and late fees for the month of June.

b. Treasurer – Bob Menzel

- a. Wayne beagle \$2289.15
- b. Boat dock \$11,111.87
- c. Main checking \$ 14791.53
- d. Special Assessment checking \$ 261.58
- e. MM associated \$202580.39
- f. SE Assoc \$40246.90
- g. CD \$254.059.79

c. Roads –

- a. Committee needs to be formed
- b. Community member needed to act as board member to oversee roads
- c. Current Roads contractors' contract is up.
  - i. Bid for roads will be put out
  - ii. Kim G. will assist with adding Performance expectations to Performance bid
  - iii. Mark will send bid expectations
  - iv. Accepted bid will include contractors' equipment

- d. Security – Mark Hodge
  - a. 2 incidents requiring emergency service over the 4<sup>th</sup>
  - b. Incident of damages at the campground in which police reports and follow up has occurred
- e. Architecture – Steve Pogulis
- f. Special Projects – Brant Wagster
  - a. Nothing to report
- g. Recreation –
  - a. Nikki is coordinating Cardboard boat races sometime in August
- 4. Committee Reports
  - a. By-Laws/Covenants Revision Process (Board, Community)
    - a. Bylaws have been updated and approved to move forward. Will be published on website and Facebook pages.
    - b. Bylaws will be voted on at the Annual meeting
    - c. The ballot will be broken down by sections so member will need to review bylaws in order to understand ballot. This was the process agreed upon/requested by the community at the meeting.
    - d. Jane will have ballot completed by the July 18<sup>th</sup> for board review.
    - e. Counting of this ballot will take place the day of the meeting.
      - i. 3 teams of 2 will be needed.
      - ii. This will take some time to count due to the complexity of the ballot
      - iii. Results will be published the day of the meeting but may not be done by the time the meeting is adjourned. Community members are welcome to remain if they wish to hear the results.
  - b. Lake Management Committee (Brant and drew)
    - a. Discussion regarding weed/grass in lake. Community is very concerned
      - i. It was agreed that lot owners should
        - 1. Pull anything out manually and take to the burn pile at the campground to dry out and burn so nutrients would not go into lake.
        - 2. Not use any chemicals.
      - ii. Steve V. showed community the test water test result. The results show the lake is within range
      - iii. All agreed a professional lake management company needs to be brought in to assess the lake and make recommendation.
        - 1. Motion made to spend up to \$1000 for this service. 6 yes
        - 2. Nikki will work with Steve V. to find a company
        - 3. Nikki will schedule a consultation within 10 days. (Update as of this writing- the company will be out to assess the lake, beach and dam on 7-18-25)
- 5. Unfinished Business
  - a. Newsletter
    - i. All updates were due on July 5<sup>th</sup>.
    - ii. Newsletter will go out on August 1<sup>st</sup>.
    - iii. Sample ballot of bylaws will be included in the Newsletter
  - b. Fix to email system?
    - i. All board member agreed to begin using the PLE addresses published in the Newsletter
  - c. Status of shared drive?
    - i. Steve reports he has someone to oversee the system
- 6. New Business
  - a. Annual meeting
    - i. Meeting will be on September 20<sup>th</sup> at the Jonesburg elementary school.
  - b. Gate Card Requests
    - i. Request for 2 additional cards above the 5 they already have.
      - 1. Asked for follow up as to why they can't share the 5 current cards.
  - c. Issues/complaints

7. Adjournment