

Pinnacle Lake Board Meeting Agenda

For Saturday December 6th, 2025

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

1. Pledge of Allegiance
2. Open Forum
3. Reports:

a. Administration – Nikki Mohrmann

a. Property update

- i. Nikki will add to google docs and all Board will have access

b. Admin report

- i. 2 Additional Gate Cards Issued for the month of November.
- ii. 1 – UTV
- iii. The office will be closed December 25th, 29th, and January 1st for the holidays. We will resume winter office hours on January 5, 2026.
- iv. Payments for the month of November– 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.
 1. PAYMENT INFORMATION FOR NOVEMBER: YOUR INFO ONLY:
 2. - - \$250.00 payment plan.
 3. - - \$420.38; 2025 Past Due Assessments.
 4. - - \$420.38; 2025 Past Due Assessments.
 5. - ; 2025 Past Due Assessments & Gate Card Reactivation.
 6. - - \$200.00; Payment Plan; This payment will be moved to Special Assessments Account.
 7. - - \$100.00; 2025 Past Due Assessments.
 8. - - \$25.00; Gate card Reactivation fee.
 9. - - \$35.76; Additional 2025 Past Due Payment.
 10. - - \$300.00; Payment Plan.
 11. - - \$7.62; Additional 2025 Past Due Payment.
- v. Total Collected listed above \$2,234.14 Collected in past-due assessments and late fees for the month of NOVEMBER.

b. Treasurer – Angie Weigel

- a. Monthly expenses review process-
 - i. This will be posted each month
- b. Interest charges for credit card follow up.
 - i. Cheryl will pay and follow up to get receipts
- c. Current Balances
 - i. Wayne Beagle **\$2,213.77**
 - ii. Special Assessments #7213 and #1184 combined total **\$44,071.67**
 - iii. Boat Dock #0278 **\$11,112.07**
 - iv. Operating/Main accounts #0178 and 0826 combined total of **\$171,005.08**
 - v. The CD # 5835 has **\$251,589.05**
 - vi.

c. Roads – Dan Latham

- a. Board communication- spreadsheet
 - i. This needs to be made available to all board members
 - ii. Nikki will add it to a google docs and all board will have access

- b. Work order process HOA messenger or JOT form- Steve was not at meeting- no update
- c. Committee meeting status- no committee meeting has been scheduled
- d. Nick Garret guest- Dan and Mark decided not to invite Nick at this time
- e. The last snow event road work went well
- f. Winter route will be published
 - i. Discussion to make sure Nick runs the blade in the right direction as he snow plows so no lot owners drive is blocked
- g. Discussion regarding private roads
 - i. Recommend lot owners set up an agreement for Nick to plow snow at owners cost
- h. Cinders are needed
 - i. Motion made for Nikki to order 2 truck loads
- d. Security – Mark Hodge
 - a. Trail gate
 - i. Mark continues to work with insurance for payment
 - 1. We have received one check from the insurance but an additional check should be coming. This amount does not cover the total cost of replacement.
 - ii. Nikki will draft letter to lot owners to indicate they need to pay the balance of damages after insurance
- e. Architecture – Steve Pogulis
 - a. Board communication-spreadsheet
 - i. Nikki will add it to a google docs and all board will have access
- f. Special Projects – Brant Wagster
- g. Recreation – Volunteers?
 - a. 50th annual celebration-date to be determined

4. Committee Reports

- a. By-Laws/Covenants (Jane)
 - a. Document update review intro packet, camping policy and gate card policy completed and added to the website
 - b. Rules and regulation out for board review
 - i. Any input/changes are due to Jane by December 16th
- b. Lake Management Committee (Brant and Drew)
 - a. Committee meeting status- no committee meeting has been scheduled

5. Unfinished Business

- a. January Newsletter
 - a. Completed and need to be printed and mailed
 - b. Jane has reached out to a Developmentally Disabled origination as an option to complete the folding and mailing
- b. Committee communication via spreadsheet and shared drive
 - a. For now all will be kept in google docs so all board member have access
- c. Request website action to no longer require a special login
 - a. Jane followed up and ADA is not an issue
 - b. Motion made to remove special login
- d. Bathhouse
 - a. Bid for vault toilet (Nikki)
 - i. Nikki has 2 bids and will work with Brant on other options
 - b. Plans developed for possible new bathhouse and beach fix (Drew, Steve, and Brant)
 - i. Still in discussion
- e. Electric for boat docks
 - a. Brant is meeting with someone on Saturday to obtain a bid. (Brant and Matt)
- f. AED box install
 - a. Window prices (Brant and Steve) no update
- g. Shed
 - a. Plans and prices for shelves (Steve) no update
- h. Tree trimming
- i. PLE paid tree removal- getting price bids, availability and contact info for urgent tree removal. Questions if Vendor packets are verified and on file on file

- a. Jane will follow up with Cheryl

6. Completed Business

- b. Bi annual audit
- c. PLE Outlook email
 - i. All are using outlook except Dan and Cheryl.
 - ii. Distribution list is actually a folder so it doesn't seem to be going to everyone.
 - 1. Use actual email address instead of distribution list

7. New Business

- a. Board duties review and sign
 - i. Handed out for review
- b. Board code of conduct review and sign
 - i. Jane had the wrong one printed. Will discuss next month.
- c. Gate Card Requests
 - i. New Florence police have 15 cards that are not registered in our system. They will be returned and 15 new cards issues and registered so PLE has accurate tracking
- d. Issues/complaints
 - i. To be noted: There was a verbal disagreement between board member and community member regarding language. This was addressed in executive meeting.

8. Adjournment