

## **Pinnacle Lake Board Meeting minutes**

**For Saturday April 11, 2026**

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

Absent: Dan Latham- came in as meeting was wrapping up and was at entire executive session.

1. Pledge of Allegiance
2. Open Forum
  - a. Community member spoke on data center and what lot owners can do to oppose the project.
    - i. See handout.
3. Reports:
  - a. Administration – Nikki Mohrmann
    - a. Cards issued in the month of March – 13 Total
      - i. 5 - New cards were issued to new property owners.
      - ii. 4 - Replacement card issued to existing lot owners reporting lost or damaged cards.
      - iii. 4 - additional cards were issued to existing lot owners who are not max out on card limits and needed additional cards.
    - b. Registrations for the month of March – 3 items Registered
      - i. 1 – Boats
      - ii. 1 – Motors
      - iii. – Campers
  - b. payments for the month of March– 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: YOUR INFO ONLY:
    - i. - \$540.98 – 2025 Past due balance and all late fees, gate card fees, etc.
    - ii. - \$540.98 – 2025 Past due balance and all late fees, gate card fees, etc.
    - iii. - \$450.00 – Payment Plan
    - iv. - \$250.00 – Payment Plan
    - v. - \$200.00 – Payment to Past due balance.
  - b. Total Collected listed above \$1,981.96 Collected in past-due assessments and late fees for the month of March
- c. Treasurer – Angie Weigel
  - a. \$158,528.26 primary account
  - b. \$33,612.30 boat dock
  - c. \$46, 502.00 special assessment
  - d. \$2,191.46 Wayne Beegle
  - e. \$259,195.26 CDs

- d. Roads – Dan Latham
  - a. Work order process- needs to be sent to all board member prior to work
- e. Security – Mark Hodge
  - a. Noise complaints for various reasons.
    - i. Agreed to draft a statement for rules and regulation to add to violation and fee schedule. Jane will draft to present at next meeting agreed this will be a 1<sup>st</sup> class offence
- f. Architecture – Steve Pogulis
  - a. Request need to be shared with the board as they occur or on the google sheets spreadsheet
  - b. 3 requests are completed
  - c. 5 new requests
  - d. Amazon key for gate access in process
- g. Special Projects – Brant Wagster
  - a. spring cleanup- needs to be rescheduled
  - b. dumpster- will order for the weekend of May 15<sup>th</sup> to 18<sup>th</sup>.
    - i. Security will be here so they can ensure no one brings in outside trash. The purpose of the dumpster is for PLE lot cleanup only.
    - ii. a trailer will be available to metal as well
  - c. Grass bids
    - i. One bid received. Nikki motioned to approve, Jane 2<sup>nd</sup>. All agree
    - ii. Need bid for Dam clearing/mowing. Brant will reach out to last years contact since no bids have been received.
- h. Recreation – Volunteers
  - a. 50<sup>th</sup> annual celebration
    - i. August 15th

#### 4. Committee Reports

- a. Lake Management Committee (Brant and Drew)
  - a. Fish limits and notification
    - i. Long discussion
      - 1. The report from Dept of conservation recommends taking certain species over the limit since we are over populated.
      - 2. Dept of Conservation agent says if she sees people taking over the limit then they will be ticketed.
    - ii. Decision:
      - 1. Drew will reach out to other similar lake communities to determine if they are required to have Dept of Conservation involvement due to classification of waters of the state.
      - 2. Nikki will research requirements and if possible, a letter will be drafted to remove Dept of conversation presence. Letter will be presented at next meeting for public comment.
        - a. Verbiage regarding fish limits will be removed if Nikki's research allows.
  - b. Beach will be sprayed
  - c. Water will be assessed and if needed sprayed for coon tail as agreed upon last year.
    - i. Private residence will cover cost of spraying their own dock area and will coordinate with office with times and dates

#### 5. Unfinished Business

- a. boat docks
  - a. electric Bids status (Brant and Matt)
    - i. this is on hold until a better assessment of needs can be determined
  - b. staining and repair- completed
- b. Tree trimming
  - a. Bid for 9 trees was over \$6000
  - b. Contact another vendor for additional bids

#### 6. New Business

- a. All committees should be updating all board via email, preferably on the google sheets spreadsheet until shared drives are completed and trained upon.
- b. Has water testing been scheduled?
  - i. Include data center contaminants: agreed to request cost to test PFAS and other know data center contaminants. All agree
  - ii. All also agreed to test PLE owned wells for these contaminants.
- c. Gate code SOP for PLE vendors
  - i. All agreed a code can be given and Cheryl will email board with details. Vendor, reason and timeframe
- d. Bathhouse update
  - i. 2 bids received. We need to present to community on options
  - ii. Received a bid for just a holding tank to possibly alleviate any clogs for toilets for this year. Bid is \$6500 plus the cost of a crane. Nikki will get crane cost
  - iii. Long discussion regarding bathhouse waste concerns.
    - 1. Currently the showers and toilets can be used however Steve reports he is positive if the toilets are used there will be a massive clog sooner rather than later.
    - 2. Nikki will contact Dave Smith to determine cost of request pumping in order to avoid a major issue.
- e. Beach
  - i. Will be sprayed for weeds
- f. Campground
  - i. Mark will pursue 2 pads for marked camping spots
- g. Property purchase between office and tennis courts
  - i. 2 lots may be coming for sales between office and tennis courts
    - 1. Steve recommended buying for future development of a community center.
    - 2. Angie will head a committee to outline future development project needs and have ready to present to community at annual meeting.
- h. Office roof bids
  - i. Have not yet received

## 7. Adjournment