

# Pinnacle Lake Board Meeting

Board Meeting Minutes: Saturday June 2, 2018  
9:00 a.m. at Pinnacle Lake Administrative Office

**Board Members:**

**Present:** Dan Latham, Bob Menzel, Pam Manco, Mike Cross, Barbara Baker, Jim Pavelec

**Absent:** Patrick Crites, Jessica Deadmond

**Proceedings:**

*Meeting called to order at 9:00 a.m. by President, Dan Latham*

May 5, 2018 minutes were read by Bob Menzel. *MOTION made by Pam Manco to approve the meeting minutes; MOTION carried and Board agreed minutes will be recorded as read.*

**Amendments to June meeting minutes:** none

**Administration: (Barbara Baker)**

1. Last month in executive session Bob Menzel was moved to the position of Recording Secretary.
2. Board voted for a raise for the security employees.
3. One of the security guards has agreed to clean the bath house.
4. Shower curtains have been installed in bathroom stalls for privacy
5. There now are lock boxes on the front gate for realtors to show property.
6. Due to current state of books, there is no current assessment report
7. New office hours are posted in front office window
8. Reminder: Registration fee for boat, motor, motorized recreation vehicle, etc. is \$10.00

**Treasurer: (Jessica Deadmond)**

1. Jessica is not present, no report.

**Roads: (Mike Cross)**

1. Mike reports very little has been done this month. Two bills need to be paid; both are past due. Barbara makes motion to approve invoices. Motion seconded and carried by unanimous vote.

**Security: (Pam Manco)**

1. Person of interest that damaged the main and north gate admitted fault.
2. Incident May 24<sup>th</sup>, man pulling boat trailer hit and bent the card reader North gate. Mike volunteered to straighten the card reader.
3. Security Memorial Day weekend, - dogs on beach, pontoon boat without stickers got thru the North gate. Security asked unsafe boaters not to jump off front of boat. A fire was left in the campground. There are no trash cans in the campgrounds.

**Architecture: (Jim Pavelec)**

1. One permit request for culvert pipe. Jim will look at the property after the meeting.

**Special Projects: (Bob Menzel)**

1. No report.

**Committee Reports:**

1. **Recreation:** Fishing Derby, Rubber Duck Race, Awards Ceremony and Pot Luck Picnic all on 9-June. Fishing starts at 8:30 to 11:30, duck race immediately following and then awards ceremony.
2. Store is open.
3. Pinnacle Lake A Rock Solid Good Time was picked as the slogan for T-shirt, sweatshirt and caps
4. Kay Lee Ellison agreed the lake could use her picture of the pinnacle.
5. Bob/Pam will be ordering the T-shirt, sweatshirt and caps.

**OLD/ONGOING Business:**

1. Mailbox Project: Mike has not been able to work on this yet. Ongoing.
2. Arbors for Boat Docks – Mike stopped by Warrenton Steel. Arbors are still in work.
3. Lateral fire cabinet - - still looking.
4. Bob called Tiger docks and the 12”/16” difference was not an issue. If would become an issue – Tiger would add a hinge. The bid to add fingers in Trex instead of wood adds \$3000 to the price. Bob reported he is looking at a price to convert all of the docks to from wood tops to concrete.
5. Mike fixed the issue with the rotten header board. There are some issues with the bolts holding the frame together. Ongoing issue.
6. Audit – Jessica not here today.
7. Lot Owner Information Checklist for Files – checklist for information required for every lot owner’s file.

**New Business:**

1. Request for additional gate cards: Steve Wallace Lot 186, card is for father Richard Haden. Barbara makes motion to grant gate card. Motion seconded and carried by unanimous vote. Randy and Patty Sweet – 64 Sky Line, card is for son Matthew Bouwman. Pam makes motion to grant gate card. Motion seconded and carried by unanimous vote.
2. Bob reports Mike Kennedy reported a large dead elm tree in the campground with branches that pose safety issue. Mike presented a bid for \$950 dollars to remove tree. This bid also included another dead tree. Bob recommends we get some bids. There were some recommendations. Ron agreed to get the bids.
3. Code of conduct issues – At urging of PLEs attorney, Board has been doing steps along the way. Patrick refusing to resign even though he had violated 7 Code requirements shows that Code of Conduct cannot be enforced. Requirements violated: 1. maintaining accurate records, 2. follow the rules, 3. place best interest of PLE above personal interests, 4. perform duties in a timely fashion follow published procedures, 5. attend a minimum of 8 meetings in a given year, 6. maintain confidentiality with respect to the boards executive sessions, 7. develop and maintain a workable budget. If the Code of Conduct cannot be enforced, then the 2 board members removed earlier from the board were removed illegally. Board agreed

to a sit down meeting, with the Board, its lawyer, Patrick, and his lawyer to discuss issues that are tearing the community apart. Patrick suggested he and the board submit a list of grievances to their attorneys and have a telephone conference call, which would be cheaper, faster, and easier for everybody. Board is not looking for cheaper/faster/easier. Lake community deserves in depth discussion.

4. Chery Purfeerst has agreed to be interim part time secretary. Board is looking for a permanent secretary.
5. Board voted unanimously to have Security present on July 4<sup>th</sup>.
6. Renting PLE furnishing to lot owners. Dan makes motion to not loan PLE property to lot owners. Motion seconded and carried by unanimous vote.
7. PLE is asking each vendor to update their data. Bob makes motion to update vendor sheet as presented. Motion seconded and carried by unanimous vote.
8. Barbara presented the board with camper policy and requested board review.
9. Lot Owner Information Check-list for Files – working on checklist for information required for every lot owner's file.
10. Drop box - Bob makes motion to spend \$10 month for drop box update. Motion seconded and carried by unanimous vote.

**Open Forum:**

1. Lot owner asks to have Cap on Spending added to the annual meeting agenda – Bob makes motion to add to the annual meeting agenda the maximum amount the board can spend without going to the membership. Motion seconded and carried by unanimous vote.
2. Lot owner questioned the date of the current documents of the covenants, bylaws etc.
3. Lot owner asked if we get grass cutter to cut the top side of the dam, add more erosion control, cut trees back from road, test dry hydrants.
4. Lot owner questioned shanty on Oak Drive, garage with holding tank.
5. Lot owner wants Board member removed, logging issues discussed, no subdividing applications.
6. Lot owner asks is our status not for profit, suggests a management company. Bob will get pricing for association.
- 7.

*Meeting adjourned. Executive Session follows. Minutes submitted by Bob Menzel*