

Pinnacle Lake Board Meeting

Board Meeting Minutes: Saturday December 1, 2018
9:00 a.m. at Pinnacle Lake Administrative Office

Board Members:

Present: Dan Latham, Bob Menzel, Pam Manco, Mike Cross, Mark Hodges, Jim Pavelec, Mike Bryant

Absent: Jessica Deadmond, Rick Beacham

Proceedings:

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

Bob Menzel reads the November 3, 2018 meeting minutes.

Bob Menzel makes motion to approve minutes. Pam provided corrections and Dan provided corrections. MOTION carried and Board agreed minutes will be recorded with corrections.

Administration: (Pam Manco)

1. 19 gate cards issued this month. 3 replacement cards, 12 cards issued to Warren County Police Department – 1 card for each squad car. 1 issued to Montgomery County 911 and 1 camper registered.
2. Office will be closed for the holiday 24-Dec thru 2-Jan
3. QuickBooks update – lot of hours spent with CPA. Assessments may be a little late getting out. Specifically, secondary lots will be late.

Treasurer: (Jessica Deadmond)

1. Main Money Market \$46,334.24, Boat Dock \$25,530.65, Wayne Beagle 3,911.27

Roads: (Mike Cross)

1. Picked up 50 50lbs of salt and 50 50lbs of calcium chloride.
2. 126 tons of cinders delivered. Cinders are distributed in 5 places around the lake
3. We had a 9 inch snow last week. Roads contractor did a good job of clearing the roads.

Security: (Marl Hodge)

1. Break in at North Gate Last month after the meeting I discovered that the North Gate had been burglarized and the security equipment stolen. Wires to the cameras were cut and the recorder and monitor had been removed. The thieves gained access to the guard shack by pushing the AC unit through the wall. I made a full police report and boarded up the office and installed a temporary 1 camera system from parts I had at home. We've since acquired a new 4 camera DVR system along with a DVR lock box that will be mounted to the wall to secure the recorder. I will install the new system as time permits and plan to have 4 functioning cameras at each gate.
2. Gate Openings For parties and other instances where multiple guests will be visiting, a temporary gate code will be given to the resident by official request only.
3. Unauthorized Gate Entry As discussed in the last couple meetings the safety of our residents is my main concern as well as the overall security of our community. I had advised the attendees at the last meeting that anyone trying to swoop in behind one of our residents to gain entry should be handled at the resident's discretion either by asking for ID or simply stopping at the end of the gate and allowing it to close behind them. I never want anyone to get into a confrontational situation, so if those tactics fail, simply let them pass and report it to us or call the Sheriff.
4. Regarding those points we had an instance over the Thanksgiving Holiday where a white truck with black cattle guards was waiting at the main gate. A couple of ladies who just happened to be my wife and mother in law badged in only to have the truck get right behind them to gain access. They stopped at the end of the gate, but the driver stayed with them just a few inches off their bumper and basically forced their way in. Due to the close proximity of the vehicles and the fact that it was raining heavily that afternoon they were unable to get a license plate. This is an instance where the driver obviously had no business being here and was up to no good. I searched the entire lake area but never found the offending vehicle. Security footage was and will be reviewed and the proper actions taken. If you happen to know or may have knowledge as to whom this person is, we would be appreciate your help as this person had no intention of proving their residency and forced themselves onto the property. Our residents did the right thing in this case, keeping safety in mind, but this type of behavior will be met with the strictest of penalties and legal action.
5. Being elected to security, I want to restate that I take this job and the security and safety of our residents quite seriously and am working on other tactics to ensure the best security possible. The gates are currently way too easy to circumvent and I am looking at ways to better secure them going forward. Also, some basic

maintenance is required for the main gate mechanism as it often malfunctions in rainy or low temperature wintery conditions. That being said, I had several instances already this winter where the gate was being blocked by ice, snow, or gravel causing the gate to simply not complete a full open or close loop. Once this occurs the gate stays in the restricted position and the alarm sounds. Once in this state a reset of the gate mechanism must be performed to correct the issue.

6. One last note: I have set up a security related gmail account reportple@gmail.com. Please send any security related items to this address and I will see those immediately as I have them tied directly to my phone and always have my mobile with me. If you feel the issue is serious enough, don't hesitate to call the sheriff directly and send me a note later. The Facebook page has been a useful tool and community place, but I am not monitoring that page for security related issues. By using the email above, I will get an immediate visual and audible alert on my phone.
7. Remember, security is a community effort, so if we all apply a little vigilance, together we can make PLE and safe and secure community for our residents and welcomed guests.
8. **IT Related Items:** Cheryl has some additional updates regarding the website and email situation that we would like to discuss.

Architecture: (Jim Pavelec)

1. No new applications.

Special Projects: (Rick Beacham)

1. No Report

Committee Reports:

1. No reports

OLD/ONGOING Business:

1. Arbors - Jim will store the arbors at his shop until docks are ready.
2. Lateral fire proof file cabinets - Dan will check on a price
3. Audit – QuickBooks getting close - ongoing
4. Lot owner checklist for files. Pam/Cheryl working on it. ongoing.
5. Bids were requested to replace the wood on north/south dock. Contractors need liability insurance to perform work for PLE. Some discussion of possibly hiring someone to do specific work – like PLE seasonal security to do specific jobs. ongoing.

6. PLE received a bill from the PLE lawyer. The bill was for a lot owner contacting the attorney with questions concerning the PLE audit. Board discussed and agreed that this bill should be sent to the lot owner. Dan will draft a letter to our lawyer.
7. Budget notice – 2018/2019 – ongoing
8. By Laws Revision Committee – ongoing
9. Looking for recreation person – ongoing
10. Looking for idea to generate revenue – discussed haunted run ongoing

New Business:

1. Kevin/Tammy Mays Lot 60/61 request gate for daughter Tiffany May's. Mike Cross *makes motion to approve the gate card. Motion seconded and carried by unanimous vote.*

Open Forum:

1. Charles Knapp – At the 3-Nov meeting, PLE changed the boat dock assignments back to the lottery. An extensive discussion by members of the board and lot owners resulted in Bob Menzel makes the motion to go back to the way it has been for the last 5 years. Lot owners who have a slip keep their slip. If there are slips available, a lottery will be used to pick the available slips. *Motion seconded and carried by unanimous vote.*

Dan Latham motions to adjourn. Meeting adjourned at 11:01 a.m. Minutes submitted by Bob Menzel