

PINNACLE LAKE ESTATES
Meeting Minutes – June 1st, 2024

Meeting Start: 9:01 am - Meeting Adjourned at 10:52 am

1. Pledge of Allegiance:

2. Open Forum:

- No submittals

3. Reports:

- Nikki Mohrmann/Administrative - 7 gate cards 2 new 4 replacement - 1 additional 5 boats, 6 motors, 5 UTV's, 1 jet ski replacement.
Assessments collected this month. \$7175.22
- Bob Menzel/Treasurer – Spend \$18,000 for the month - \$6300 is for gate damage – Was \$12000 last yr, so it's close this yr. \$8300 collected on dues, etc. \$1000 interest accrued from money market accounts. \$27,400, Boat Slips \$3900, Wayne Beagle fund \$26,5000 - Special Assessments \$44,000.
- Mike Cross/Roads – Been busy. Rain has made things difficult, but roads have held up well. Jared is going to show Mike how to use the grader. Calcium was applied with a light load - need to increase amount. High Lift on site - tearing up old speed bumps and redoing them. Will additional ones as well to reduce speeding. Pin oak boat dock - logs have collected there from the rain.
- Dan Ryan/Security - Looking at a couple more applications for security. Everything is going well. Replaced battery in the UTV.
- Steve Pogulis/Architecture - Lot improvements - 1 application - 2 new - 2 dock requests. Main gate motor setting adjustment was needed. North Gate tree issue - temp fixes were made to North Gate area. Septic - Drain field test (not a dye test) to check for back up. 300 gal per hr test was fine. Getting 5 gal per minute from bath house faucets.
- Brant - Special projects – Got a bid for dam and side roads for 1500. Nick Garret.
- Dan Latham-Smith/Vice President – Nothing to Report.
- Dena Cross/Recreation - Recreation raffle - drawing is today, but no more than 50 bucks raised at the Ester Egg Hunt - So no drawing.

Poker Run - Raised - \$2,640 split in half with \$1,320 going to WB account.
50/50 Raffle raised \$335 with \$168 to WB Fund. Raffle Bundles raised \$425.
2 surprise baskets were donated. Multiple Door Prizes.
682.12 in expenses - food music, etc. Final amount \$1253.88.
Thanks to the participants and stops. Kids Fishing Derby and potluck - Come to support kids and community. Hamburgers and Hotdogs will be supplied.
5 per duck split into WB account and 3 winners. Steve asked about Venmo, etc. for Recreation - Dena says probably not feasible. Especially if there are any fees.

4. Unfinished Business:

- By Laws Committee – Jane talked about highlighted changes and have not been posted. Why? We posted the bylaws and covenants from the previous board. Highlighted changes are fairly straightforward, so why have they not been posted? Carly motioned to post both versions for the covenants - Bob motion and Brant second. Approved - Nikki will post.

Town Hall meetings status. July 13th will be board meeting and town Hall in the afternoon. Put a flyer together and post stuff on web, gates, everywhere.

Text and or email preferences were discussed. Basically, opt out of contact type - email, text, etc.

Jane letter - by laws and covenants - would like to discuss with board and community, to update by-laws and covenants - It is our duty to get this stuff done - proposes new meetings prior to the Town Hall Meeting. Give Jane some dates and she'll arrange. June 20th is suggested for the meeting. 6 to 10pm.

- Boat Docks – Staining is done for the season. Fish Station - All ready to install. Chris Morhmann volunteered a cutting board and plug. Steve starting install after today's meeting.
- Lake Preservation – Nikki question - Lake Preservation and dredging should be included in preservation. Nikki met with John and he talked about the washout area and to put rocks there - all areas that run into Lake need to be included in Lake Preservation.
- Campgroup Committee – Nothing to do until we get recessed area fixed.
- Pavilion Parking - Carly Mike and Dan met with contractors. Needs to be designed by a professional and will take time to complete - would be done in stages. Beach/Pavilion area is most used - probably a 5 yr plan. Contractor willing to adjust as needed. 5 phases 1 per yr. Member asked if they are willing to pause for financial reasons, etc. They will also work in the wintertime.
- Main Gate Road issue - Submitted agreement to new attorney, their attorney was out of town for a bit. Waiting on their response.
- Gate Card Audit - Verbiage still needed to send out, so we're delayed about a month.

- Guard Shack Project - Mike looked at the timbers and it's not really conducive to a guard shack building - Would cost more than it would be worth to turn it into a guard shack. Can build as Timber Frame and don't have to do the mortise and tenon.
- Audit - Internal audit talked about last couple months - would like to schedule for August. Suggested 2 members be present. Go thru last 2 yrs. August 11th Sunday at 10am.
- Fireworks - Possum not available this year - Nikki researched other HOA's that do their own fireworks - Lady to come out on Monday to assess area. They are insured. Firework permit to be attained. Nikki spoke with insurance agent. There is nothing specific to fireworks. 10,000,000 in insurance.
- Tennis Court - Bid for re-doing tennis court - for resealing and painting for tennis and Pickleball courts. 25 percent down - 1,497 is bid price. Nikki held a survey - and most responses were for Tennis/Pickle Ball and a Basketball Hoop. Discussion on where to pull money from - Facilities would be used for recreation. Dan motions - Bob seconds - approved. Interest from Money Market will be used for maintenance and Recreation will pay for the equipment - balls/net/etc.
- Annual Meeting - Meeting Hall in Jonesburg - Sept 14th. City Meeting Center. No cost for building.

Dena - Fishing Derby and Duck Race coming up. Need more volunteers.

Dry Hydrants – Hydrants were tested - one at Pavlov's area need to be replaced - one at the bridge needs to be more user friendly/accessible. Pumper truck need to be able to turn around, etc. One by McCorkle place needs some base rock.

Mike mentioned a company wanting to do fiber. Kingdom City. Kingdom City is applying for a grant. may be some aid to install monies from residents needed in some cases.

5. New Business

- Gate card requests - John Kramer - has 5 cards - request 1 for brother. Darren Holder - 1 for his Wife, Hunter, Derrick. Nikki motions, Bob seconds - Approved.

6. Issues/Complaints – No submittals.

Bob motions – Nikki seconds – Meeting adjourned.