

**PINNACLE LAKE ESTATES**  
**Meeting Minutes – May 4th, 2024**

Meeting Start: 9:03 am - Meeting Adjourned at 10:33 am

1. Pledge of Allegiance:

2. Open Forum:

- Board member spoke about metal pipe in yard, questioning how it got there.
- Member requested info about combining lots.
- Members requested to reexamine their previous dock request and see if they can turn their dock 90 degrees as originally requested.
- Member asked when the calcium chloride would be put down and if it was dangerous for the water- Mike explained that he would be applying it soon and that it was not dangerous to the waters
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3. Reports:

- Nikki Mohrmann/Administrative - REMINDER: The office will be closed May 9<sup>th</sup> – May 19<sup>th</sup> while Cheryl is on vacation. She will return on May 20<sup>th</sup>. 11 gate cards were issued for the month of April - 5 to new lot owners - 6 Replacement cards. 10 Registration Stickers for the month of April, 3 Motors, 2 Campers, 1 Golf Cart, 1 Replacement Boat Sticker. Annual Assessments will be mailed this month. Reminder they are due July 1<sup>st</sup>  
We received \$3,485.17 for the month of April for the accounts in collections.
- Bob Menzel/Treasurer – Spent 17,000 but with money from sale of properties coming in, it is more like 7,000. Heavy months are July thru August. If we don't have the money coming in from the sale of lots then we are WAY over budget.
- Roads - Mike Cross – Roads - Spent 7,000 on last rain event.  
Jared coming in to fix a few culverts.
  - Ginsing
  - Deer Run/Maple
  - Fox Hill
  - Ridgeview
  - Pin Oak- will redo culvertMembers need to make sure their culverts are kept clean.  
PLE will be putting down calcium chloride this year.  
Did check with Glenn Cobb and the pricing was just too much.

- Dan Ryan/Security - 5/11/2024 – Staff meeting  
5/24/2024 - Start date for security guards.  
CPR training still needs to be scheduled- will be open to public.
- Steve Poulis/architecture - Three lot improvements were completed and approved  
Gate incident – sending to insurance company. If no insurance then PLE will go after the member
- Brant - Special projects - A HUGE thank you to all volunteers- it takes a village  
Dumpster was filled in less than five days. Donation from scrap trailer- 110.00 will go to Wayne Beagle Fund. Bathhouse Update – O’Fallon Sewer came out and cleaned clogged septic. Discharge from leech field will need to be fixed soon  
Bathhouse will open Memorial Day weekend or sooner.
- Dan Latham-Smith/Vice President – Nothing to Report.
- Dena Cross/Recreation - Dena absent - Poker run and Party at Pavilion - 20 per sheet - 3 best hands win cash prizes, etc. Live music and potluck dinner, door prizes, and raffles. Fishing Derby - Registration 8am, Ducks are 5 bucks. Fishing 8:30 to 11:30 with awards ceremony at 12 noon. Helpers needed, etc.  
Carboard boat race info will be posted soon.

#### 4. Unfinished Business:

- By Laws Committee – Revision is process – will schedule town hall meetings.
- Boat Docks - Stain on 4 slips is complete - main walkways need to be done but couldn’t get to it this season. Fish station is back and components ready to assemble. Dock estimates = \$28,000 brought in on Docks. Bids to add slips, docks, etc. up to 8 slips. 4 slips - \$100,000. 40,000 and 60,000 in 2 phases.
- Lake Preservation – Nikki is meeting with John after the meeting to discuss.
- Campgroup Committee – Committee for campground improvements. Weather has caused delays. Need topsoil - rock is a problem and will make it hard to mow.
- Pavilion parking - Beach area has washout issues. Sand delivered for now to build berm to help with drainage.
- Main Gate Road issue - Verbal agreement in writing - waiting for reply and or any changes. Will the legal fees be recouped, was asked. Dan R explained.
- Pavilion Parking - Pavilion parking. Company came out and gave us some suggestions. Would help with drainage, etc. This is for ATV type vehicles only, no cars or trucks. 20 atv capacity possibly. Beach drainage is an issue. Other companies will provide bids.

- Gate Card Audit - Carly, Mark, Nikki went thru files - looked for cards and deeds - 26 members with no deeds. Multiple card numbers found. Lake card audit letter will be sent out. Information will also go out with the assessment letter. Discussed using Phone, email, or mailing. Jane volunteered to take some of the calls!
5. New Business - Gate card requests. - Wyse - 3 cards currently, wants 4th card - Nikki motioned Dan second. Approved.
  6. Issues/Complaints – No submittals.