

# **Pinnacle Lake Estates**

102 Skyline Dr. South  
New Florence, MO 63363

Address Correction Requested

## ***Pinnacle Lake Estates Association***

2024 Annual Meeting Notice and Newsletter

---

### **In this issue:**

- 2024 Annual Meeting Notice
- Time & Location for Annual Meeting
- By-Laws and Covenants update

### **Board Members**

|                  |                  |
|------------------|------------------|
| President        | Carlene Lewis    |
| Vice President   | Dan Latham-Smith |
| Treasurer        | Robert Menzel    |
| Admin Secretary  | Nikki Mohrmann   |
| Rec. Secretary   | Mark Hodge       |
| Roads            | Mike Cross       |
| Security         | Dan Ryan         |
| Architecture     | Steve Pogulis    |
| Special Projects | Brant Wagster    |

---

# Pinnacle Lake News

**Pinnacle Lake Estates**  
636-585-2226 [pleoffice@centurylink.net](mailto:pleoffice@centurylink.net)  
Monday, Tuesday, Thursday 8:30 am – 12:30 pm

102 Skyline Dr South, New Florence, MO 63363  
[www.pinnaclelake.com](http://www.pinnaclelake.com)

## Important Notices!

The Annual Meeting Notice is enclosed. Please plan to attend as your vote counts!

Monthly Board meetings are the first Saturday of each month. If you have a question or suggestion, please attend a meeting. They start at 9:00 AM in the administration building and are open to all members.

October 5, 2024  
November 2, 2024  
December 7, 2024

All lot owners are welcome and encouraged to attend the monthly board meetings.

## Winter Office Hours

Beginning November 4, 2024, the office will be open Monday and Thursday from 8:30 AM – 12:30 PM and the 1<sup>st</sup> Saturday of each month.

Cheryl will also be available the 1<sup>st</sup> Saturday of each month before each Board meeting to assist you with items you may need, such as registering a boat, filling out lot improvement applications, etc. During and after Board meetings, no assistance will be available.

**Holiday Hours:** The office will be closed December 23<sup>rd</sup> – January 1<sup>st</sup>.

## Annual Assessment

Annual assessments were due July 1, 2024.

**Primary Lot: \$377.00**  
**Secondary Lot: \$80.00 (Only applies to grandfathered in lots as of January 1, 2022.**

Delinquent assessments shall accrue interest at the rate of eighteen (18%) per annum on the unpaid principal balance, calculated from the due date through and including the date full payment is received per PLE Covenants & Restrictions.

Assessments may be paid by check, debit, or credit card. **Credit or debit card payments will include a 2.5% Convenience Fee.**

Payments can be dropped through the mail slot on the office door. Please make sure your check is in an envelope before placing it in the mail slot.

## Inclement Weather Policy

The office will follow both Warren & Montgomery County school districts' decision to close. If either school is closed due to weather the office will be closed as well.

## Lot Owner Information Update

If you have any changes to your contact information, please send it to the office by phone or email. If we do not have your email address, please provide it.

## Gate Card Audit

Remember to report your gate card numbers before October 1<sup>st</sup> Thank you to everyone who has already reported your numbers. Please email your gate card numbers to Jane Alexander: [volcanojane7\\_4@yahoo.com](mailto:volcanojane7_4@yahoo.com) or text your card numbers to 314-583-0934. You may also contact the PLE office with your information.

As of October 1, 2024, ALL gate cards NOT verified will be shut off.

## Security Reminder

When going through the gate, even if it is open, please swipe your card. Security related incidents can be reported by calling the main office or by email to [pinnaclelake911@gmail.com](mailto:pinnaclelake911@gmail.com).

## New Board Email Address

New email addresses have been created for all board members. They are still in the transition stages. If you do not receive an answer from the board member(s), please forward your email to the office.

[president@pinnaclelake.com](mailto:president@pinnaclelake.com)

[vice-president@pinnaclelake.com](mailto:vice-president@pinnaclelake.com)

[treasurer@pinnaclelake.com](mailto:treasurer@pinnaclelake.com)

[administration-secretary@pinnaclelake.com](mailto:administration-secretary@pinnaclelake.com)

[architecture@pinnaclelake.com](mailto:architecture@pinnaclelake.com)

[recording-secretary@pinnaclelake.com](mailto:recording-secretary@pinnaclelake.com)

[roads@pinnaclelake.com](mailto:roads@pinnaclelake.com)

[security@pinnaclelake.com](mailto:security@pinnaclelake.com)

[Projects@pinnaclelake.com](mailto:Projects@pinnaclelake.com)

[recreation@pinnaclelake.com](mailto:recreation@pinnaclelake.com)

## Roads

Please continue to clean the culverts. It greatly reduces the maintenance on the roads.

There will be a sign-up sheet at the meeting for tree trimming of all roads. The overgrowth of the trees is going to cause extra labor time because the dump trucks can't spread gravel which means equipment will need to follow the trucks to properly grade the road so, please volunteer some time to get this project completed. If we don't get people to help with this project, we will need to hire a tree service the projected cost for this would be \$\$\$\$ this is money that would be better spent on improving the beach area, bathhouse, and campground area

## Lot Improvement Permits

Please remember that you need to obtain an approved permit **BEFORE** you start on your improvement project. Once you turn in your application, the application will be reviewed for completeness, processed. It will be discussed at the next regularly scheduled board meeting if necessary, and final signoff(s) received. Please submit your request with enough time in advance – we take time for each request for everyone's interest and to try and help.

You will receive notification of the Board's decision within 30 days of the date of the next board meeting. If you have any questions on the permit process, or have an approval timeline concern, please contact [architecture@pinnaclelake.com](mailto:architecture@pinnaclelake.com) first or the office if needed to clarify your questions.

You can obtain an application for permit from the Pinnacle Lake website or from the office Please feel free to contact [architecture@pinnaclelake.com](mailto:architecture@pinnaclelake.com) for any questions in advance of your project/permit or after if needed. A common FAQ document for this important area is being developed and will be posted on the PLE website in the coming months to save time for all.

If your lot improvement involves large pre-constructed structures (IE: Sheds, Garages, Docks, etc.) please be aware you are responsible for any damage that might be done bringing such items through the gate, and you are not allowed to tamper with the gates for any reason. Please coordinate or discuss your plans and any concerns during your Lot Improvement Request process at [architecture@pinnaclelake.com](mailto:architecture@pinnaclelake.com), with PLE Security, or thru the PLE office.

## Bathhouse Update/Closing

Member Darren Holder graciously updated the toilets in each bathhouse, the shower heads in each shower and the sink in the lady's room. We thank Darren and appreciate everything he has done to update the bathhouses.

The bathhouse is scheduled for closure on October 31, 2024, or sooner if cold weather becomes a problem. It will remain closed until next spring. A portable toilet will be placed near the bathhouse in the normal winter configuration.

## Lake Preservation

The Lake is an essential part of our natural environment, providing a home for a diverse array of plant and animal species, as well as countless recreational benefits for the residents. Lake Preservation's main goal is to protect the natural habitats that the lake provides for plants and animals.

We have been in contact with the Department of Natural Resources, The Arbor Association and the Missouri Wild-Flower Association regarding funding/grants that are being offered to non-profit organizations to help with lake preservation/erosion control and beautifying the lake surroundings.

MO DNR options for algae/weed growth control near docks and cove near back of bathhouse considered, shortly will attempt a manual mitigation of this growth with no 'treatment products' used!

### Tennis Court

We were able to reseal and paint the tennis court with funds from interest earned on our account. Thank you to Brant Wagster for working on this and installing the new net. We saved more money on a new net by using accumulated purchasing points on PLE general purchases.

Next Step is adding in the basketball hoop. We will have tennis rackets, pickleball rackets and basketballs available for rental at the main guard shack.



### Fall Workday

A huge Thank you to all who participated in our 2023 Fall Clean Up Day. We had our largest turnout yet. We were able to clean the area by the office and trim the trees from the office up Skyline.

We also did a Chili Cook Off once clean-up was completed. Thank you to all participants. Congratulations to the winners!

1<sup>st</sup> Place: Jimmy Spence

2<sup>nd</sup> Place: Carley Lewis

3<sup>rd</sup> Place: Clifford

4<sup>th</sup> Place: Blake Mohrmann

Honorable Mention crock of Grandma's recipe.

The Fall workday is scheduled for October 19, 2024, beginning at 9:00 am and will end with a chili luncheon. If you see any project(s) that need to be done or you would like to volunteer for a specific job, please notify the office 636-585-2226 or pleoffice@centurylink.net

- Trim trees hanging over Association owned buildings.
- Clean gutters on Association owned buildings.
- Winterize guard shacks and ice machine.
- Remove any debris from Dam.
- Remove large trees from Lake.
- Remove netting from tennis court.
- Remove swings near Pavilion and store in shed.

By working together, we can ensure the lake remains beautiful for future generations to enjoy.

### Projects that will require attention during the next 5 years.

- ❖ Bath House
- ❖ Dam Maintenance
- ❖ Creek & Retention Pond Maintenance
- ❖ Guard Shack
- ❖ PLE technology improvements
- ❖ Parking

### Lakeside Market/PLE Store

PLE has a mini market/store at the guard shack for all your home away from home needs. It is open on the weekends from May through September.

The store offers a variety of items from ice, soda/snacks, kitchen items and the orange safety flag for ATVs.

If you would like to see additional items in the store, please reach out to Nikki Mohrmann 314-537-6241 or via email at mohrmann2007@gmail.com

Please note that all proceeds from the store go to the Wayne Beegle Fund for recreation events held throughout the year.

### Wayne Beegle Bragging Rights Tournament

The tournament will end on September 2<sup>nd</sup>. The winners will be announced at the Annual Meeting and will be notified by Steve Van Horn.

## Security / Gate Cards

### Guest/Gate Card Policy

We have been experiencing a number of violations of the guest and gate card policies. Below are the sections of our Covenants and Rules and Regulations concerning admission of guests into Pinnacle Lake that all owners are required to follow. Guests are to be admitted only under these rules. No guest has authority to admit other guests. Also, please do not share your gate card with unauthorized people.

### Covenant section

7. Only lot owners, their immediate families, and guests with written permission of lot owner, in his or her absence, presented to the security guard or other proper official, may sail, boat ride, ski, fish or swim in Pinnacle Lake or use any facilities now available. All property owners and guests must abide by the Rules and Regulations of the Board of Trustees of the Association. All others may use such facilities now available or to be provided only with the approval of a majority of the Board of Trustees of the Association.

### **ELECTRIC GATE AND ACCESS CARD POLICY**

Pinnacle Lake Estates Association Inc.

#### **PURPOSE:**

1. To allow access (when all assessments are paid) to ONLY those person(s) who own property in Pinnacle Lake Estates and their immediate families.
5. It is the expectation that the lot owner or his/her immediate family will be on the premises when guests are present and will meet their guests at the gate. It is not expected that security will be at the gate to let family members or guests in, although arrangements can be made with them for special times.
6. If the lot owner chooses to permit a guest to have access to Pinnacle Lake Estates without the lot owner being present, the said guest MUST have a dated guest pass signed by the lot owner.
8. It is the responsibility of the lot owner to either be present to let a contractor in.

---

## Collection Update and Update on PLE Properties

Tara Wallace started the process of collections on all the large past due accounts. When Nikki took over in September 2023, she continued her process plus added additional steps to the collection process. We have now been able to collect 97% of the large past due balances. We are now working with current past due balances for 2023 and 2024. PLE currently owns 9 lots and will be listing them soon. We are currently in the process of collecting three more properties and those will be listed as well. We will continue to post the properties on the website, as well as the Facebook page.

| <b>Lot Number</b>    | <b>Address</b>      | <b>County</b> |
|----------------------|---------------------|---------------|
| Lot # 200 Section 2  | 106 Skyline Dr S    | Warren        |
| Lot #229 Section 2   | 75 Skyline Dr South | Warren        |
| Lot #236 Section 2   | 40 Lake Shore Dr N  | Warren        |
| Lot # 237 Section 2  | 38 Lake Shore Dr N  | Warren        |
| Lot # 533 Section NG | 8 Oak Drive         | Montgomery    |
| Lot #534 Section NG  | 6 Oak Drive         | Montgomery    |
| Lot #70 Section 3    | 19 Rocky Ridge Dr.  | Montgomery    |
| Lot # 510 Section NG | 22 Northgate Dr.    | Montgomery    |
| Lot #65 Section 3    | 7 Rocky Ridge Dr.   | Montgomery    |

### **Properties Sold in 2023 & 2024.**

| <b>Lot Number</b>        | <b>Address</b>          | <b>List Price</b>         | <b>Sale Price</b> |
|--------------------------|-------------------------|---------------------------|-------------------|
| Lot R.3 & R.4 Section PR | Log Cabin Trail         | \$17,900 each             | \$33,900.00       |
| Lot B.3 Section PR       | Cove Trail              | \$16,900/\$15,400/\$9,900 | \$9,000.00        |
| Lot # 512 Section NG     | 23 Northgate Drive      | \$6,900.00                | \$6,900.00        |
| Lot D.1 Section PR       | Sycamore Trail          | \$15,900.00               | \$16,000.00       |
| Lot # 206 Section 2      | 118 Skyline Drive South | \$7,900.00                | \$6,000.00        |

---

## 2024 Annual Meeting Notice

The Pinnacle Lake Estates Annual Meeting will be held September 14, 2024, **at the Jonesburg Elementary School, 106 Smith Rd, Jonesburg, MO 63351 at 9:00 am.** This is an important meeting where lot owners can let their opinions be known about decisions PLE is making, such as these below:

## Proxy Designation

We encourage all members to attend the annual meeting. **YOUR VOTE COUNTS!** If you are unable to attend the annual meeting, please use the enclosed proxy form. You may designate another lot owner in good standing or a Board Trustee to vote for you; however, your signature on this form must be notarized for your proxy vote to count. Please mail or deliver your proxy to the **Pinnacle Lake Office, 102 Skyline Drive South, New Florence MO 63363.** **It will be given to the person you designate at the meeting.** All mailed proxies must be received no later than 12:30 PM on September 10, 2024. If you choose to hand carry a proxy to the meeting rather than mail it prior, please arrive between 8:15 - 8:30 AM the day of the meeting to allow for additional time to verify your proxy.

Decisions, decisions, decisions . . .

## The following items will be voted on:

- ❖ Election of 3 Board Members
- ❖ New Covenants & Bylaws
- ❖ Assessments Increase and Secondary Lots

## Assessment Increase with secondary lot assessment

The PLE Board of Trustees would like to propose an assessment increase for primary lots to \$500 annually. With this increase PLE will convert & recognize as secondary lots: all lots that are deeded exactly the same as primary lots. Currently all secondary lots would remain at a \$80.00 annual assessment fee. To receive the lowered secondary lot assessments all properties must be deeded the same. No refunds for previous assessments will be issued.

If the above proposal passes, PLE will also now allow combining of lots with the appropriate county; if all State, county, and Pinnacle Lake guidelines are met. PLE lot records and assessments will remain as though the lots are separate.

---

## Election of 3 New Members of the Board of Trustees

The membership will be voting for three new members of the PLE Board of Trustees; Dan Latham-Smith – Vice-President, Dan Ryan – Security, Brant Wagster - Special Projects, have fulfilled their terms and we greatly appreciate their efforts and contributions to our community to date. Lot owners in good standing may self-nominate if they wish to join the Board of Trustees for a 3-year term running from September 2024 to September 2027, plus one year to be available as a resource for new Board members. If interested in doing so, please submit a short bio explaining why you wish to join the Board and how your talents and interests will serve our community. Please prepare to present your bio to the membership at the Annual Meeting prior to voting.

The Board is comprised of nine members who include five officers and four committee members. Each Trustee is assigned a specific position agreed upon by all the Trustees present immediately following the Annual Meeting.

All candidates should have the **overall best interest of Pinnacle Lake** in mind on all issues that come before the Board and be able to **attend monthly Board Meetings, frequent email communications/decisions, and specially called Board Meetings when necessary.**

---

---

**PINNACLE LAKE ESTATES ASSOCIATION, INC**  
**PROXY**

I, THE UNDERSIGNED, HEREBY NOMINATE, CONSTITUTE, APPOINT AND DESIGNATE:

\_\_\_\_\_  
(Please print representative name)

to act as my true and lawful representative for the Annual Meeting of Pinnacle Lake Estates Association, Inc., to be held at the Jonesburg Elementary School, 106 Smith Rd, Jonesburg, MO 63351, at 9:00 AM, Saturday, September 14, 2024. I authorize and direct my said representative to vote on all matters to come before the meeting to the same extent I could if I were present.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Name \_\_\_\_\_ Lot Number \_\_\_\_\_ Section \_\_\_\_\_  
(Please print lot owner's name)

\_\_\_\_\_  
Owner Signature

**STATE OF \_\_\_\_\_) ss**

**County of \_\_\_\_\_ )**

On this \_\_\_\_\_ day of \_\_\_\_\_, 2024, before me personally appeared \_\_\_\_\_ known to me to be the person whose name is signed to the foregoing instrument, and who acknowledged before me on this day that he/she executed the same voluntarily as his/her free act and deed.

\_\_\_\_\_  
Notary

**All proxies mailed to the office must be received no later than 12:30 PM on September 10, 2024.** Your proxy will be given to the person you designate at the Annual Meeting. If you do not know anyone to designate, you can designate a board member to vote on your behalf. If you choose to hand carry a proxy to the meeting rather than mail it prior, please arrive between 8:15 - 8:30 AM the day of the meeting to allow for additional time to verify your proxy.

**Please mail notarized proxy to:  
Pinnacle Lake Estates, 102 Skyline Drive S, New Florence, MO 63363**

---