



Pinnacle Mountain Property Owners Association Board Meeting 5 February 2022 at 1 pm

Meeting Minutes

Call to Order

The PMPOA Board of Directors quarterly meeting was held on 5 February 2022. The meeting occurred via a virtual forum. (The meeting had been delayed from its scheduled date due to weather conditions and due to personal issues for several Board members.)

Meeting Attendees

- Sam Fink
- Jan Burlee
- Carolyn Fink

Mark Stroman and Dan Mock were unable to attend the meeting.

Meeting Agenda

- **Call to Order** – Sam Fink
- **Road Committee Report** – Frank Stroman
 - o The most recent report is posted to the website.
 - o Frank informed the Board that he will not conduct more road work until the Spring.
 - o Traffic cones were to be replaced with road reflectors on the switchbacks on Pinnacle Parkway at the request of PRSPOA (Pinnacle Ridge South Property Owners Association). Sam Fink will follow up with Frank on when these road reflectors will be installed.
 - o Owners are reminded to instruct visitors and guests to use AWD / 4WD vehicles whenever possible.
 - o Owners are reminded of the posted speed limits. Recent complaints arose from alleged violations in a few cases, especially on downhill portions of the roadway. Let's keep everyone safe!
- **Gate Committee Report** – Chris Roderick
 - o The committee is working on which accounts and codes need to be deleted.
 - o The most recent statistics have been posted to the website.
- **Secretary's Report** – Carolyn Fink
 - o The minutes from the prior meeting are posted on the website.

- **Treasurer's Report** – Jan Burlee (Financial Records available upon member request)
 - Jan provided the monthly financial reports and summary of accounts. There were no charges to the credit card during the prior month.
 - We have spent 43% of our budget as of the end of December.
 - Received reimbursement checks from the South association and will update the records.
 - Frank Stroman mentioned that the Westover Road is \$158 over budget for road maintenance.
 - The annual meeting will cost \$250; which will be \$40 over budget. We will use the money from the Administration budget to cover the costs.
 - January expenses will hit later for the website fee and insurance costs.
 - Union Mills Community Center is not logistically going to work for the number of people that would attend the annual meeting. We will use the Rutherfordton Club at a rate of \$250.
 - 4 accounts are currently delinquent. One property is severely delinquent and unlikely to be collected even with legal action of either placing a lien or a small claims suit. One homeowner is not able to be located despite all available options to the Board. Two homeowners have been located and expressed some interest in a payment plan, which the Treasurer will pursue.

Architectural Committee Update- Sam Fink

- There are three houses under construction.
- There have been no new applications since the last meeting.

Old Business

Fire Burning Ban Sign

There is a pending action to obtain a sign for posting during a Forestry issued ban on burning. The Board discussed possibility of placing the sign onto the existing "Wilderness Community sign" at the Pinnacle Parkway entrance. We could place hooks on the bottom of this sign and hook on a "ban fire" sign. Make this sign noticeable with bright color. Sam will check with the PRSPOA if they would be in agreement with the ban sign.

Front Entrance Lighting

A couple of solar lights at the "Pinnacle Mountain" entrance would assist with visibility of our location. Sam will check on the costs and with PRSPOA.

Sign Policy

The Board received two recent complaints about signs placed by owners near the roadway. The Board worked with the individuals involved and resolved the complaints. Covenant and Restriction B.8 is very restrictive about placement of signs. The Board discussed the possibility of revising the language to be less restrictive – for instance, to explicitly allow signs identifying security system and monitoring. To change the sign policy, we would need 70% of the owners to make changes to the covenant. With past attendance at the General Assembly never

reaching the percent to make any changes, any revisions to the Covenant would be unlikely.

Website – New Foundation Software

Chris and Leah Roderick volunteered to transfer the website to the new software. Transition is in progress.

Neighbors who may want to request to post something on the website (e.g., yard sale, house for sale, etc.) can make these requests via email. The Secretary will then post such requests on the website as the Board deems appropriate.

New Homeowners Meet and Greet

A Welcome Page (package) that would include information for new residents will be developed for the website. The Secretary will compile a list of information for the website. Below are just a couple of examples of information for new residents:

Where the trash/recycle center is located

Post office and how to obtain a mailbox

Board members will serve as an ad hoc welcome committee for new residents.

Parking Area & Mailboxes

The PRSPOA submitted a draft proposal to upgrade the current parking area and install the next series of mailboxes. The owners of the two lots currently housing mailboxes have requested that no additional boxes be installed at those locations. The proposal suggests installing new boxes north of the existing parking area. Four trees would be removed, gravel installed, and the parking area expanded slightly and updated. Lighting would be provided.

The Board will continue to investigate the proposal as well as other options for the next mailboxes. Estimates will be developed for the various proposed actions.

Any owner who wishes to discuss options is asked to contact Sam Fink.

New Business

Gun Safety

There was a recent complaint about skeet shooting on the mountain resulting in pellets falling on another resident's house and near them as they were walking outside. The incident was amiably resolved between the two residents.

Owners are reminded that even though this is a "wilderness community" the homes are much closer than one may think. For instance, national standards suggest skeet shooting should be conducted in areas no smaller than 5 acres and with assurance that pellets will be contained within 300 yards. For downhill topology, even greater distance allowances must be considered.

Any shooting should be conducted with positive assurance of the path of the projectiles and a positive stop. Owners who engage in shooting are reminded to comply with national standards, state laws, and the association restriction on allowed times.

Quarterly BOD Meeting Dates

The Board set the following meetings dates.

14 May 1 pm – Sam and Carolyn Fink's house

16 July 10 am – Annual Meeting at Rutherfordton Clubhouse

Adjournment

Meeting adjourned