



Pinnacle Mountain Property Owners Association

Quarterly Board of Directors Meeting

November 16, 2024

Meeting Minutes

(Prepared by Chris Bennett, Secretary)

Scheduled Details:

A quarterly meeting of the PMPOA BOD was held on November 16, 2024 at Jan's house.

Board Members:

- President	Daniel Beckmann	Present - Remote
- Vice President	Billy Wall	Absent
- Secretary	Chris Bennett	Present
- Treasurer	Jan Burlee	Present
- Board Member	Jerome Lauke	Present

Meeting Agenda:

- **Call to Order** - Daniel Beckmann (at 3:04 p.m.)
- **Secretary's Report** - Chris Bennett
 - o The Board approved the minutes from the Quarterly BOD meeting on 09/14/24.
- **Architectural Committee Report** - Sam Fink
 - o No new architectural applications or proceedings have been initiated since the last quarterly report.
 - o Topic discussed and decision finalized to no longer list resident names in the BOD meeting minutes regarding activities of the Architectural Committee.
- **Road Committee Report** - Frank Stroman
 - o On 09/05/24, a culvert replacement was completed on Pinnacle Parkway, approximately 25 yards above the gate.
 - o On 09/27/24, Hurricane Helene caused significant damage to our community. Thankfully the majority of the damage was just downed trees and power lines, with no major road wash-outs. But there were many large trees completely blocking the roadway in various locations. Additionally, there were many broken power poles and downed power lines all along the road.
 - o On 09/29/24, crews started clearing a pathway for vehicle ingress and egress.
 - o In the following weeks, all ditches and culverts were cleared and re-established to full operating condition. The road was graded and 48 tons of gravel were applied to the concrete strip, as well as the next hill above. However, no routine road maintenance has been completed since last quarter.

- The Board has filed an insurance claim for removal of hurricane debris along our private roadways, as well as vegetation replenishment. The hope is that this further debris removal work can be completed prior to routine road maintenance, due to the anticipated road damage likely to be caused by the debris removal equipment.
 - The Road Commissioner expressed his sincerest appreciation for all the assistance provided by our residents in clearing the roadway following this historic storm.
- **Gate Committee Report** - Riley Ethington
- The board discussed the recurring maintenance call fees (and billing errors) charged by TEM and the possibility of replacing the video camera connected to the entrance gate. Further discussion and final decision to follow on a later date.
- **Treasurer's Report** - Jan Burlee
- Current Assets - totaling \$77,505
 - Checking Account - \$29,782
 - Certificates of Deposit (CD) – Five CDs, totaling \$47,722
 - Recent Expenses (Aug. - Oct. 2024) - totaling \$24,121
 - \$10,866 - Road Maintenance and culvert replacement (combined)
 - \$13,100 - Hurricane debris removal (combined)
 - \$155 - Gate maintenance
 - Recent Income (Aug. - Oct. 2024) - \$1,860
 - \$1,725 - Membership annual dues
 - \$135 - Gate clicker purchase reimbursement
 - 27% (\$11,263) of the approved yearly budget remains unspent
 - As of 11/16/24, 85% of PMPOA property owners have paid their Annual Dues. Late payment notices were recently mailed to property owners who have yet to pay their Annual Dues. These notices included a reminder that after 09/01/24, a \$20 late fee will apply for each month the dues are unpaid. If Annual Dues have still not been paid by 01/01/25, civil suits will be initiated to obtain these funds.
 - The recent expenditures detailed above (included the unanticipated hurricane debris removal) were all paid from available funds in the PMPOA checking account, without the immediate need to draw from emergency funds.
 - Jan proposed closing one of the \$6,000 CDs on its upcoming maturity date and transfer the funds to the PMPOA checking account, in order to supplement available funds. The BOD approved this action.
 - Jerome suggested maintaining some or all of our emergency funds in a High Yield Savings (HYS) account, rather than Certificates of Deposits (CD). The interest rates are similar and the HYS account allows more liquidity, without the possibility of early closure fees associated with the CDs. The Board will research this issue and make a final decision at a later date.
 - No anomalies in the financial statements were encountered this past quarter. Detailed Financial Records available upon member request. As a reminder, the financial balancing

is done each month to the bank statements and Michael's (our CPA) financials. It does not reflect any invoicing that has been received, but not paid, during the accounting month.

- **Old Business**

- Jan re-initiated a previous BOD discussion regarding the best means to obtain the necessary member vote, in order to amend the PMPOA Covenants, etc. to reflect the proper wording for the accounting year change from a fiscal year to a calendar year. A decision was made to send out a voting ballot with the next PMPOA dues mailing.
- Mailboxes
 - Jan re-initiated a previous BOD discussion regarding the shortage of available mailboxes. PRSPOA (Misty) has previously claimed that the property owners of the lots where the current mailboxes are located at, do not want additional mailboxes installed on their property. However, PMPOA does not have independent confirmation of this information. The BOD discussed options to make contact with these property owners in order to ascertain the validity of this claim and to pursue an agreeable solution to this situation.
- PMPOA/PRSPOA Joint Road Agreement
 - PRSPOA still has not responded to PMPOA's last road agreement proposal on 09/12/24.
 - PMPOA remains open to further negotiations with the PRSPOA Board of Directors regarding a new Road Agreement.

- **New Business**

- Emergency Exit Road
 - The Board discussed possible options for an emergency exit from our mountain, should Pinnacle Parkway become impassable during an emergency situation.
 - Our previous emergency exit along the private road (Queen's Gap) on the back side of our mountain is no longer viable, as the roadway was completely washed away during storms earlier this year. And any potential repair is unlikely in the foreseeable future, as this road is not currently being used for other purposes.
 - Further research and potential route scouting will be conducted, in order to facilitate additional discussion and planning at the next Quarterly BOD meeting.
- Hunting Dog Retrieval Agreement – Chris will finalize an updated agreement for the 2024-2025 hunting season and submit it to Ray Ledford and Gary Conner for their signatures.
- Resident Group Chat – Jan initiated a discussion on the possibility of creating a group text for all PMPOA home-owners, or at least the PMPOA full-time residents in order to disseminate critical information in a more timely manner than our current emails. However, it was mentioned that most texting services have limitations, which are most likely too restricting, for the number of people we would need on the group chat. Further research and discussion will follow on a later date.
- Holiday Get-Together – Board members discussed the possibility of having a holiday get-together in December. Jan will coordinate the initial plans for this. The Board also

discussed having a “Porch Party/Mountain Mixer” to be hosted by various, volunteer home owners every couple of months. Jerome will try to coordinate this.

- **Adjournment**

Meeting adjourned at 6:28 p.m.