



Pinnacle Mountain Property Owners Association
Quarterly Board of Directors Meeting
March 15, 2025

Meeting Minutes

(Prepared by Chris Bennett, Secretary)

Scheduled Details:

A quarterly meeting of the PMPOA BOD was held on March 15, 2025 at Billy's house.

Board Members:

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

Meeting Agenda:

- **Call to Order** - Daniel Beckmann (at 3:13 p.m.)
- **Gate Committee Report** - Riley Ethington and Jason Priebe (both in-person)
 - o Based on an analysis of gate activity, utilization has been normal, but 18 vendor codes were determined to have no recent activity. The gate committee will be contacting the property owners assigned to these codes to determine if they are still needed.
 - o Jan suggested also reviewing the updated member registry to remove no-longer needed member codes.
 - o A grounding rod will be installed and attached to the gate pedestal/control panel to further protect the electronics from future electrical damage.
 - o Jason is now taking over operational control of the Gate Committee, although Rylie will continue to hold the Chairman position.
- **Architectural Committee Report** - Sam Fink
 - o A number of hurricane repairs are still on-going to residences in our community.
 - o The Architectural Committee approved three new requests for home repairs and/or shed installations.
- **Road Committee Report** - Frank Stroman
 - o On 01/29/25, road maintenance was most recently performed, to include grading of roads and ditches, as well as debris clearing in specific areas. Approximately 16 tons of gravel were added to Pinnacle Parkway at the junction of Pinnacle Lane, then spread uphill from that point to cover erosion. Overall, the structural base of our road

system is more than sufficient and has weathered well. Water drainage of our road system is also performing as intended.

- **Secretary's Report** - Chris Bennett

- Clarification was requested regarding dissemination methods for the quarterly BOD meeting minutes. Chris stated that his, perhaps inaccurate, understanding was that the minutes were to be posted to the PMPOA website, but were not required to be emailed to the membership. The BOD determined that the minutes should be emailed to the membership, in addition to being posted to the website.
- Chris and Jan will coordinate to ensure that the PMPOA member roster and email group is up-to-date.

- **Treasurer's Report** - Jan Burlee

- Jan submitted a detailed, interim financial report to the Board for review, as she does every month.
- Jan stated that the BOD's insurance claim for Hurricane Helene road-related expenses was denied under the premise that no personal property belonging to the Board was damaged. Daniel has also spoken to an independent insurance broker and confirmed that this coverage limitation is common underwriting for private roads such as ours.
- Jan further stated that she is still awaiting a final decision from FEMA in response to the Board's appeal for financial reimbursement of Hurricane Helene expenses. FEMA has thus far denied the request, stating that no personal property was damaged. Jan has spoken at length with FEMA on at least three occasions, and each time they have indicated that they needed to consult further internally.
- After multiple reminders and requests for payment, a civil suit has now been filed against the one PMPOA member who has failed to pay their 2024 Annual Dues.
- 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**

- Fiscal Year to Calendar Year – Member ballots will be mailed with the 2025 Annual Dues notice in hopes of obtaining a sufficient number of votes to officially transition the PMPOA accounting year to a Calendar Year.
- Emergency Exit Road – As previously reported, the emergency exit on the back side of our mountains is currently impassable due to a road wash-out last year, with no plans for repair. The fire hydrants installed along this exit road have also been a potential source of water re-supply for fire-fighting on our mountain. As an alternative, a potential location for the installation of a dry-hydrant has been located on our mountain. Further research will be conducted to determine the actual viability of this plan.
- Resident Text Group Chat – Chris will establish a voluntary group text for PMPOA members that reside full-time on the mountain. This group text will be used primarily for

urgent communications related to situations/activity on the mountain. The limitation to resident members is due to technical capability restrictions, as there is a limit to how many numbers can be included in a group text.

- Mailboxes – discussed further with no update
- PMPOA/PRSPOA Joint Road Agreement
 - On 01/13/25, Daniel re-initiated negotiation efforts with PRSPOA in reference to reaching a mutually acceptable Road Agreement.
 - On 02/17/25, PRSPOA responded with a proposal, requesting a 50/50 split on a \$17,000 Road Agreement, as well as a 50% reimbursement of an additional \$10,500 Hurricane Helene related road maintenance expenses.
 - On 03/02/25, Daniel replied, offering a 50/50 split on a \$15,000 Road Agreement, with PMPOA contributing an additional un-matched \$1,500 for the section of road immediately prior to our gate. This counter-proposal further included a \$3,136 reimbursement towards PRSPOA's \$10,500 Hurricane Helene road expenses

- **New Business**

- Burn Ban – PMPOA currently issues a community Burn Ban when a state/local Burn Ban is issued by the North Carolina Forestry Service or the Rutherford County Fire Chief. The BOD discussed the possibility of also issuing community Burn Bans when the National Weather Service issues a Fire Weather Watch (Red Flag Warning) in our immediate area. This essentially would be a lower standard and would result in more frequent community Burn Bans, which would hopefully create a safer environment with less likelihood of a fire disaster. Billy will develop a proposal for this, and possibly other options for PMPOA Burn Bans, for near future consideration/approval.
- 2025 Annual Meeting – Plans for the 2025 PMPOA Annual Meeting, to include venue reservations, mailings, ballots, proxies, meal arrangements, etc. will be initiated in the next two months.

- **Adjournment**

Meeting adjourned at approximately 6:30 p.m.