



***Pinnacle Mountain Property Owners Association
Board Meeting 29 Aug 2020 at 10am***

Meeting Minutes

Call to Order:

The meeting of the PMPOA BOD was held via Zoom software due to Covid-19.

Meeting Attendees:

- | | |
|------------------|-----------------|
| - President | Todd Westover |
| - Vice President | Chris Roderick |
| - Secretary | Robert Frick |
| - Treasurer | Fred Mansperger |
| - Board Member | Vicki McCraney |

Frank Stroman, Road Commissioner, submitted report for the period.

Meeting Agenda:

- **Call to Order** (Todd Westover)
- **Road Commissioner's Report** – Frank Stroman
 - o Full Report on the website, www.pinnaclemtnpoa.org
 - o Road maintenance was completed on 8-11-20. This maintenance included widening the concrete strip hill at the top for safety, increased line of sight, and to allow more room at the top for vehicles to navigate past each other.
 - o Increased traffic from the gate to the Doubleview/Pinnacle Parkway junction will necessitate a concentration of maintenance in the future of this area.
 - o Property owners are ENCOURAGED to please use and encourage the use of AWD or 4WD vehicles while using our roads. This not only lowers road maintenance costs, but increases safety for those not familiar with our road system.
 - o Suggest that everyone “swing wide” when approaching turns at the bottom of hills. This maneuver will ensure better traction decreasing tire spin and also give you better line of sight to oncoming traffic.
 - o Property owners are reminded to keep your driveway culverts clear to prevent water damage to our roads.

- **Secretary's Report** – Robert Frick
 - May Quarterly Meeting and 2020 Annual Meeting minutes
 - Posted on website (www.pinnalemtnpoa.org)
 - Minutes are being kept in Secretary's book and electronically
 - Website reviews are up
 - 4749 Visitors to the website for 2020
 - 593 Average number of visitors per month
 - Member's Registry
 - Members are encouraged to keep their contact information up to date with the PMPOA Secretary
- **Treasurer's Report** – Fred Mansperger (available upon request)
 - Current Assets
 - Checking Account
 - Treasury CD
 - 6 Month CD
 - CD setup by BB&T in July 2020, \$6894 for road and gate emergency fund
 - Electronic Gate Expenses
 - Increased by \$1300 due to maintenance
 - Member Dues
 - Members are reminded to pay dues
 - Members paying late are assessed a monthly \$20 fee
- **Architectural Committee Report**- Todd Westover
 - Covenants and Restrictions to be reviewed to insure homes “blend in” to the surrounding mountain community
 - Exterior colors and materials
 - PMPOA Application for Architectural Review
 - Change \$500.00 deposit to \$1000 for new home construction, additions, and improvements
- **Gate Committee Report**– Chris Roderick
 - Gate Access List
 - Names and frequency use of codes were reviewed for consolidation
 - There were three vendor access codes removed because of zero activity for one year. The property owners were notified.
 - Gate
 - Conducted monthly maintenance inspections and verified both the YELP system and security cameras.
 - The Front Gate realtor code procedure has been updated to reflect codes that have been inactive for over a year and our policy for such codes going forward. Policy updated on website.

▪ Gate Activity:

• **1 July 2019 thru 30 July 2020:**

○ Clickers	3,298
○ Entry Code	2,339
○ Directory	77
▪ Total	5,714

• Comparison of July 2019 to July 2020:

	July 2019	July 2020
Clickers	151	459
Entry Code	251	202
Directory	8	11
Total	410	672

- **Old Business**

- Hunting Dog Retrieval Agreement
 - Update agreement for another year (Aug 2021)
 - Ray Ledford
 - Gary Connors
 - Ensure new gate code assigned

- **New Business**

- Quarterly BOD Meetings
 - 12 December 2020
 - 13 March 2021
 - 22 May 2021
- Annual Membership Meeting
 - Meeting date set for 17 July 2021
 - Site of meeting to be reviewed for Rutherfordton or Union Mills

- **Miscellaneous**

- Speed Sign(s)
 - Posted 20MPH speed limit sign at the electronic gate to promote road safety on association roads

- **Adjournment**

Meeting adjourned at 12:30pm