



***Pinnacle Mountain Property Owners Association
Board Meeting 12 December 2020 at 10am***

Meeting Minutes

Call to Order:

The meeting of the PMPOA BOD to was held at Robert Frick's home.

Meeting attendees:

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

Meeting Agenda:

- **Call to Order**
 - Todd Westover called the meeting to order
- **Road Commissioner's Report – submitted by Frank Stroman**
 - We have completed several maintenance sessions in the time period October 9-November 18. Some scheduled, some emergency repairs due to large rain and wind events. The emergency repairs/maintenance consisted of ditch and culvert clearing, road surface repair, and fallen tree removals.
 - Property owners...please use AWD or 4WD vehicles while using our roads. "Swing wide" in turns to eliminate spinning. Please keep culverts at your driveway clear to prevent water damage to roads.
 - Full Report has been posted on the PMPOA website; www.pinnaclemtnpoa.org
- **Gate Committee Report– Chris Roderick**
 - Gate Activity
 - All PMPOA residence have been updated in the Gate Directory
 - Entry Codes reduced from 45 to 35
 - Directory, Code Entry, and Clickers usage continues to be monitored
 - Operations
 - Cost increases
 - AT&T, Insurance, and maintenance to be reviewed

- The board will evaluate bids every two- three years on gate services
- Emergency fund being monitored

- **Secretary's Report – Robert Frick**

- Last Quarterly meeting minutes
 - Approved and posted on PMPOA website
- Member's List Updates
 - Members are encouraged to update PMPOA Secretary of any changes to address, phone numbers, or email addresses
- Website review
 - Averaging more than 800 visitors a month
 - Over 8400 visitors in 2020
 - GoDaddy domain annual payment \$20.99

- **Treasurer's Report – Fred Mansperger**

- Quarterly and YTD financials available upon request
 - \$30,230 received in dues to date
 - Road work equals \$14,733 vs 18,000 budget (81%)
 - Front entrance, Robinson, Pinnacle South
 - \$3327 or ½ budget monies allotted
 - CDs:
 - Totaling \$35,000
- Budget Review
 - Anticipate being under budget for 2020-2021
- Dues
 - \$30,000 in dues collected by Dec
 - We have 8 members with outstanding dues
 - More than \$400 in Late fees collected

- **Architectural Committee Report- Todd Westover**

- Status of current construction/planning
 - No one has submitted any plans since last quarterly meeting
 - Current house under construction will be completed in Spring 2021
 - Builder and Grader have been surveying lot behind Jeannie's house
 - Starting in January 2021 with Excavator
 - Parameters for the Architectural Committee for homes; colors, materials, size, etc.
 - Suggestions welcomed from members
- Committee Members
 - Todd resigns from the committee (Ann and Sam)

- **Old Business**

- Incident Letter
 - Dan's letter distributed to board members to read and review
 - Police notified at time of occurrence and investigating
 - Board Advisory: Members, guest, and contractors are advised to park in the front entrance area identified by ropes and signage, not on the grass, park forward so license plate is visible
- South Association Roads
 - Grading done in December
 - Monthly grading is scheduled
 - John Smith has taken over road maintenance
 - Tentative meeting with South in Spring 2021

- **New business**

- Crime Watch
 - Riley has stepped down
 - Contact PMPOA Secretary on issues
 - Update list of members available
 - Website updated with contact information
 - Hunters on the mountain
 - Letter Agreement working well
 - Sept 2020 – dogs retrieved off our mountain with no issues

- **Miscellaneous**

- Next BOD meetings
 - March 13, 2021 – Chris's House
 - May 22, 2021 – Fred's House
 - Budgets
 - Ballots
 - Annual Meeting details
- Annual Meeting (17 July 2021)
 - Club House Reservations
 - Not available at this time
 - Zoom Meeting to be evaluated once vaccine is available to see if venues open up

- **Adjournment at 12 noon**