



***Pinnacle Mountain Property Owners Association  
Board Meeting 16 May 2020 at 10am***

**Meeting Minutes**

**Call to Order:**

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

**Meeting Attendees:**

- |                  |                 |
|------------------|-----------------|
| - President      | Fred Mansperger |
| - Vice President | Sam Fink        |
| - Secretary      | Robert Frick    |
| - Treasurer      | Todd Westover   |
| - Board Member   | Riley Ethington |

Frank Stroman, Road Commissioner, participated remotely via Skype.

**Meeting Agenda:**

- Call to Order
  - Riley Ethington resigned as a board member.
- **Road Commissioner's Report** – Frank Stroman
  - Full Report on the website, [www.pinnaclemtnpoa.org](http://www.pinnaclemtnpoa.org)
    - Grading, ditching, and 172.15 tons of gravel were applied to the road.
    - Dry spells make the concrete strip area difficult to navigate due to loose/dry gravel. Be sure to use AWD or 4WD vehicles to avoid issues.
    - Maintenance on Nancy Brown's road was completed on 3/30/2020. This maintenance included ditching and grading from the yellow gate to just before our electronic security gate.
    - All property owners need to keep their driveway culverts clean and encourage the use of AWD or 4WD vehicles to reduce road damage and maintenance costs.
- **Secretary's Report** – Robert Frick
  - March 14, 2020 minutes
    - Posted on website ([www.pinnaclemtnpoa.org](http://www.pinnaclemtnpoa.org))
    - Minutes are being kept in Secretary's book and electronically
    - Website reviews are up
      - March –May averaging 655 visits

- Member's Registry
  - Updated with member's contact information
- **Treasurer's Report** – Todd Westover (available upon request)
  - April financials
  - Bank statements
  - Outstanding unpaid dues (1 remaining)
    - Phone calls and emails utilized each month
  - New AT&T pricing for telephone lines to gate
- **Architectural Committee Report**- Todd Westover and Sam Fink
  - 2311 Pinnacle (Stroman house) under construction
  - Lot 3 (Pinnacle Lane/Pinnacle Parkway) to break ground in 30 days, plans approved
- **Gate Committee Report**– Riley Ethington
  - **Front Gate**
    - Directory and Administration functions checked.
    - Chris Roderick fixed camera's coax cable via open port on the DVR.
    - Power outage opened gate until the power was restored by REMC the gate system recycled to normal operations.
    - Conducted monthly maintenance inspections and verified both the YELP system and security cameras work correctly.
    - Gate access activity comparing the first four months of 2019 to 2020's first four months – 794 to 1,534.
  - **Back Gate**
    - A review of the emergency egress roadway in Queens Gap shows new road repair in progress.
    - Anyone needing a back-gate key please contact Frank Stroman.
- **Old Business**
  - By-laws posted on the website have been updated per member request
  - Covenant & Restrictions violations reviewed with (2) affected members
    - Board has contacted individuals and they agreed to make modifications to come back into compliance
  - Policy and Regulations:
    - Speed Sign(s) - The board of directors is authorized to post a 20MPH speed limit sign at the electronic gate to promote road safety on association roads with the provision that four additional signs can be added if necessary.  
This was passed by unanimous vote.
    - Firearms – Any discharge of a firearm should be done safely and responsibly between the hours of 10AM and sunset in consideration of association members and guests.  
This was passed by unanimous vote.
    - Mailboxes and Support - Per agreement with PRSPOA, signed on October 28, 2018, our mailbox policy is amended and is to be presented to PRSPOA for acceptance.

- Reviewed updated road agreement and verbiage
  - Effective July 1, 2020 until June 30, 2021
- Additions to Front page of website
  - Mandate that vendors must remove used parts from subdivision water heaters, pipes, trash, no illegal dumping, etc.
  - New requirements for RFP's from vendors
- **New Business**
  - Annual Membership Meeting
    - Changed from in-person meeting to Virtual via Internet (Zoom or Skype)
    - Letters going out to members will explain process for nominations, voting, access to the meeting, etc.
  - PRSPOA, still need to schedule meeting, more than likely virtual, to discuss our concerns and their intention using asphalt
- **Miscellaneous**
  - Annual Membership Meeting is still scheduled for July 18, 2020
    - Start time changed from 10am to 1pm
    - Timeline for mailings to members – June 1, 2020
- **Adjournment**

Meeting adjourned at 1:15pm