



Pinnacle Mountain Property Owners Association Board Meeting 01 April 2023 at 1pm

Meeting Minutes

Call to Order:

The meeting of the PMPOA BOD was held on April 1ST, 2023, at Chris Roderick's house. The meeting was called to order by Sam Fink at 1:10pm.

Meeting Attendees:

- President	Sam Fink
- Vice President	Daniel Beckmann
- Treasurer	Jan Burlee
- Secretary	Chris Roderick

Meeting Agenda:

- **Call to Order** (Sam Fink)
- **Mariah Stroman has resigned.** The Board thanks Mariah for her service and wishes her the best. The Board will send out an email seeking volunteers to fill the open Board position.
- **Road Committee Report – Frank Stroman (By Report)**
 - o Frank supplied a written report for the Board's meeting.
 - Four maintenance sessions have been completed this fiscal year: in August, September, December, and March.
 - Members are reminded to keep an eye on culverts/ditches and perform routine clearing to avoid wash outs. Also, please use 4WD or AWD drive vehicles and encourage your visitors to do likewise whenever practical. Remember that the parking area at the entrance provides an option to leave non-compliant vehicles and shuttle those visitors to your homes when practical.
 - The complete road report can be found on the website.
 - o Sign Improvements
 - The road sign at Pinnacle Lane/Parkway is not visible for cars driving up the mountain, causing visitors to take incorrect turns.
 - The Board will get the road sign at Pinnacle Lane/Parkway intersection turned to improve visibility and investigate options to add an additional sign.
 - o The Board received notice of cost increases from several service and material suppliers related to road maintenance. The Board will perform impact analysis on next year's budget.
 - o Due to continued increases in road maintenance costs, which represent over 50% of the total annual PMPOA expenses, the Board will work with Road Commissioner Frank

Stroman to develop an annual and long-term maintenance plan. The motivations for the plan include (a) a better ability to project annual expenses and (b) an increased visibility of long-term maintenance costs, including a succession plan scenario for the replacement of the current service providers.

- **Gate Committee Report** - Chris Roderick

- The new Yelp system and cameras are working as intended.
- Gate Statistics: March 28, 2022, to March 28, 2023
 - a. 7,757 Total Entries
 - b. 5,153 Clickers
 - c. 2,494 Codes
 - d. 110 Directories
 - e. Of the 110 directories, 71 were successful.
- The Committee recommended the annual gate budget for the 23-24 fiscal year to be \$4,000 and presented this to the Board.
- The Committee is actively monitoring public county fire-ban notices for the purpose of posting the fire ban sign at the front entrance.

- **Secretary's Report** – Chris Roderick

- Member's Directory: A revised copy will be distributed to the Board shortly after this meeting after comparing it to the Rutherford County GIS site.
- The Board will post the latest Late Fee policy on the website. The President to scan sign/stamped copy and post on the website.

- **Treasurer's Report** – Jan Burlee (Financial Records available upon member request)

- March financial reports are pending; the Board reviewed the February reports.
- Member Dues
 - All dues have been paid, except for those of Lot 71, whose owner is reportedly deceased.
- All CD's will be up for renewal in the next month or so. The Board has authorized the Treasure to renew the CD's.
- In the future, the Treasurer is authorized to renew the CD's without a vote of the Board, as long as the Board is informed at the time of renewal, in case a discussion is needed about alternative approaches.
- A new CD was established for the Gate Emergency Fund. Fund currently at \$6,411.
- We will not know the effect of the reassessed tax value for the gate property (and all other member properties) until July or August per the County. The County has indicated they may adjust the tax rate to offset the increase in property values. Similarly, the County Commissioners have requested authority to defer the most recent increased assessment, although that request requires approval by both state legislatures and by the governor.

- **Architectural Committee Update**- Sam Fink

- Construction has started on one previously approved application.
- One house has seen construction activity starting to resume recently.

- A member has submitted an application for a fire pit, which was accepted pending inspection of the installation.

- **Old Business**

- New homeowner Meet and Greet: Several Board members have met with recent new residents to welcome them to the mountain, in person or over email/phone when necessary. This is part of a larger effort by the Board to ensure new owners know they have people they can turn to with questions and where/how to find resources on their own if needed.
- Additional Mailboxes: Installation of new mailboxes are suspended while the Board works with PRSPOA to select an appropriate design and location.
 - The Board contacted the original developer, and current owner of the front entrance lot, and confirmed any modifications of the property should occur as mutually agreed by both Associations.
 - It was proposed that instead of additional stands, a sort of postal building, housing mailboxes and having room for packages, might be an agreeable solution to both associations.
 - The Board will develop a proposal and cost estimate for the structure to be presented at the Annual Meeting.
 - The current plan considers funding through member donations to avoid use of funds from annual dues.
- PMPOA/PRSPOA Joint Road Agreement
 - PRSPOA indicated they would be open to a meeting in April. No specific date has been set. PMPOA will continue its attempts to find a mutually acceptable date for a meeting.
- Status Update on the No Hunting Marking Plans
 - No Hunting stripes have been updated around the perimeter thanks to the efforts of our volunteers. A big thank you to Fred Mansperger for coordinating the re-marking effort and to all our volunteers who made it possible.
- UTV Policy Update
 - The Board reviewed and discussed a first draft of the policy/interpretation of Covenants & Restrictions Section B, Item 23 as it relates to UTV and them being allowed to operate as noted in the previous minutes.
 - The Board decided on one additional review before finalizing.
- Private Rental through AirBNB and alike
 - Guidelines have been developed and will be sent out to the membership for review and comment.
- Sam is working on posting new policy documents from the last meeting into the President's Book and digitalizing records.

- **New Business**

- Budget discussion
 - Gate Committee has provided its operating budget for the 23-24 fiscal year at \$4,000.
 - Remaining expenditures will be evaluated based on recent cost increases.
 - The construction impact fee is to be reassessed next fiscal year per the motion at the 2021 Annual meeting. The Board will provide recommendations and solicit input at the upcoming Annual Meeting.
- Annual Meeting
 - Rutherford Club House has been reserved for July 15.
 - The main dish (Barbeque) and drinks will be provided by the association, all sides and desserts will be provided pot-luck style.
 - Sam will update the email distribution list, so everyone gets email updates.
 - Jan will draft the cover letter for the Annual Meeting mailing.
 - Sam will draft a preliminary agenda.
 - Jan has already started an accomplishments list.
 - Chris will work on Proxy and voting forms along with updating the mail merge if needed.
- Quarterly BOD Meeting Dates
 - The Board confirmed the following meetings dates.
 - May 13th, 1 pm – Fink House
 - July 15th, 10am – Annual Meeting

- **Miscellaneous**

- No items noted.

- **Adjournment**

The meeting was adjourned at 4:08pm.