



Pinnacle Mountain Property Owners Association Board Meeting 09 September 2023 at 4pm

Meeting Minutes

Call to Order:

The meeting of the PMPOA BOD was held on September 9th, 2023, at Jan Burlee's house. The meeting was called to order by Sam Fink at 4:00pm.

Meeting Attendees:

- President	Sam Fink
- Vice President	Daniel Beckmann (Virtual)
- Treasurer	Jan Burlee
- Secretary	Chris Roderick (Virtual)
- Board Member	Chris Bennett

Meeting Agenda:

- **Call to Order** (Sam Fink)

- **Road Committee Report** – Frank Stroman
 - o Frank supplied a written report for the Board's meeting and attended with Alex Arrage to discuss the upcoming culvert repair.
 - Routine maintenance was completed on July 26.
 - Frank noted that clearing of culverts is the most labor-intensive maintenance that we have on the mountain. Owners are generally responsible for keeping the culverts around their properties clean. This is very important to proper drainage and all members should do their best to keep their culverts free of debris.
 - Likewise, mowing the roadsides is beneficial in reducing costs to the association and improves the beauty of the community. We thank those that take the time to mow/weed whack the roads near their properties and more, as well as keeping their culverts clear, and encourage everyone to do the same.
 - 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. If practical, alert the Board in advance so we can provide courtesy notice to the PRSPOA Board.
 - Culvert replacement is scheduled for Monday September 11. (Since delayed due to family emergency for Burleson.)

- The Board will send out emails to advise members of closure times or delays due to weather or other circumstances. The road will be largely impassible during the repairs, roughly between 8am – 2:30pm or later on the scheduled days.
 - The Concrete Strip will also be graded while the equipment is on the mountain.
 - The complete road report can be found on the website.
 - The Board discussed recent damage to the strip and the possibility of installing a camera on the mirror to record activity.
 - The camera system could be costly, possibly requiring a separate monitoring system and power.
 - Concerns were raised about the use of the camera footage in seeking reparations for damage without clear criteria for what damage is expected, and what is extravagant. It was noted that some damage is always expected given the steep grade.
 - Jan provided contact information on a potential alternate road contractor to Frank if Burleson is no longer available to work on our roads in the future. Frank is following up with the contractor.
- **Gate Committee Report** - Chris Roderick
 - AT&T informed PMPOA that they are doing away with hardline telephone services, which we utilize to communicate with our gate. There is no definitive date to the end of this service, but we have been informed that when our contract expires next Spring, it will likely be month to month going forward and we will see frequent cost increases at that time.
 - Several members of the gate committee met with AT&T representative to discuss transitioning to a cellular option with no upfront installation cost. Monthly costs range from \$47.99/month to \$89.99/month depending on whether we purchase the equipment or lease it. Cost does not include taxes and fees.
 - An AT&T representative came to the mountain and confirmed good AT&T reception at the gate to support the system.
 - If the service proves too poor or doesn't work with the gate, there is a Back-Out clause where AT&T will hook up the land line again while we work on an alternate solution.
 - Gate committee to follow up with AT&T on replacement policy if we purchase the equipment up front.
 - Gate committee to follow up with DKS (Gate Supplier) and see if they have any concerns with the proposed AT&T solution.
 - Gate Statistics: Sept. 8, 2022, to Sept 8, 2023
 - 8,918 Total Entries
 - 5,860 Clickers
 - 2,759 Codes
 - 152 Directories
 - 147 Modem to Modem
 - Of the 152 directories, 51% were successful.

- **Secretary's Report** – Chris Roderick
 - Received comments from members about an error in the Annual Meeting Minutes. Comments are under review and amended minutes will be issued with correction(s).

- **Treasurer's Report** – Jan Burlee (Financial Records available upon member request)
 - August financial reports are pending.
 - Member Dues
 - 82/99 collectible lots have paid dues. As of the end of August, unpaid lots will begin incurring late fees at \$20/month/lot until paid.
 - The Treasurer will follow up with email or letter reminders to members depending on their selected communications preference.
 - A donation was made to PMPOA by Mr. Sweeney. The Board thanks Mr. Sweeney for his kindness and generosity.

- **Architectural Committee Update-** Sam Fink
 - Work progressing on two current house builds on the mountain. Both owners hope to be complete by the end of the year.
 - Another application for a home is expected in the coming weeks/months.
 - One fire pit is awaiting inspection.

- **Old Business**
 - Additional Mailboxes: Installation of new mailboxes is suspended while the Board works on concerns raised at the annual meeting.
 - The biggest initial obstacle is getting an easement from the owner (Couch, original developer/owner of CRK) to have mailboxes on the lot. The Board is working on solutions to get this easement from Couch.
 - PMPOA/PRSPOA Joint Road Agreement
 - Amended Road Agreement was sent to PRSPOA at the beginning of September. Will follow up with them in another weeks' time to provide them with time to review.

- **New Business**
 - Several members have voiced interest in a volunteer community garden. Several spots have been discussed with the permission of the respective owners. Jan will send an email gauging interest and soliciting volunteers.
 - Some pump houses on the mountain are falling into disrepair or have discarded plumbing lying about them. Members are reminded that taking care of the pump house is the responsibility of the owners that it services and they should be maintained and kept free of debris.
 - The Board discussed adopting a code of ethics. The code would serve as a guideline for Board and committee members across the mountain. A sample document has been distributed among the Board members for review, amendment, and commenting. A copy will be distributed to the membership after Board revisions for review and comment as well.

- A well database is still being compiled by the Board members. Once complete it will be posted on the website.
- Quarterly BOD Meeting Dates
 - The Board confirmed the following meetings dates.
 - December 9th (16th Alternate) 4pm, Roderick's Home
 - February 10th (17th Alternate) 4pm, Fink's Home
 - May 11th (18th Alternate) 4 pm – Bennett's Home
 - July 13th, 10am – Annual Meeting (Tentative)
- **Miscellaneous**
 - No items noted.
- **Adjournment**

The meeting was adjourned at 6:03pm.