



Pinnacle Mountain Property Owners Association Board Meeting 10 February 2023 at 4pm

Meeting Minutes

Call to Order:

The meeting of the PMPOA BOD was held on February 10th, 2024, at Daniel Beckmann's house. The meeting was called to order by Daniel Beckmann at 4:08pm.

Meeting Attendees:

- President	Daniel Beckmann
- Vice President	Chris Bennett
- Treasurer	Jan Burlee
- Secretary	Chris Roderick
- Board Member	Vacant

Meeting Agenda:

- **Call to Order** (Daniel Beckmann)
- **Road Committee Report** – Frank Stroman
 - Frank supplied a written report for the Board's meeting. The full report will be posted on the website.
 - No maintenance performed this period, 10/03/2023 to present. Next session expected in March.
 - The road has settled some over the new culverts. This was expected and will be addressed during the next session of grading.
 - Property owners, their guests, and their contractors are reminded, and strongly encouraged, to use AWD & 4WD vehicles whenever possible to reduce damage to our roads. Also keep in mind that the roads have less traction when dry and remember to swing wide on turns.
 - Frank has advised that the culvert just beyond the gate is in need of replacement and will need to be handled next year. He feels that following this replacement, there shouldn't be any culverts in immediate danger of failing. Replacement is estimated at \$3k-\$4k, similar to the prior culverts.
- **Gate Committee Report** - Chris Roderick
 - The cameras and YELP system are working fine and as intended.
 - We are down to one clicker. Committee does not recommend purchasing more until more interest is shown.

- Gate Committee would like to welcome Courtland Smith as it's newest member. Courtland has a background in video security systems and will be a welcome addition to the committee.
- Riley followed up with AT&T and got the following information:
 - Fee to cancel our contract early is \$15/month remaining on the contract. Our contract expires in May.
 - AT&T reconfirmed they will stop supporting hardlines in the near future, but could not provide a date, said it could be as much as a year or two out.
 - AT&T also confirmed that when we renew our price will increase by at least \$40-\$50 per month.
 - The Pre-tax quote from TEM for the cellular switch over is \$2,348. The monthly cellular fee would be between \$43.95 or \$53.95 depending on usage. This is roughly half of what we currently pay AT&T per month for the landline now. If we switched to cellular, we would no longer have a monthly bill with AT&T, reducing our overall monthly gate cost.
 - The Gate Committee recommends beginning this process now with TEM in case lead times prove problematic for the DKS equipment. Funds to come out of the emergency reserve.
- Board Approved moving forward with Cellular. Chris will follow up with TEM.
- Gate Statistics: Feb. 07, 2023, to Feb 07, 2024
 - 10,243 Total Entries
 - 6,813 Clickers
 - 3,189 Codes
 - 140 Directories
 - 101 Modem to Modem
 - Of the 101 directories, 41% were successful.
- **Secretary's Report** – Chris Roderick
 - Website renewals came through in January.
 - Inquiries were made about adding password to website to protect some of our more confidential information, like meeting minutes. Chris will looking into this with Go-Daddy, our website provider. The desire would be to create an Owners section with all the access currently available and a public section which would have reduced access.
- **Treasurer's Report** – Jan Burlee (Detailed Financial Records available upon member request)
 - Dues Status – All dues paid, one member with outstanding late fees, however.
 - Jan recommends filing in small claims to collect late fees.
 - Board approves.
 - The Board reviewed the Monthly Reports and found no anomalies.
 - 2 CD's were combined and renewed. The Gate Emergency fund contribution for this year was added in as well.
 - 2 additional CD's mature in April.
 - 61% of budget spent to date.
 - Tax form is in process. Thank you to Michael for efforts.

- **Architectural Committee Update- Sam Fink**
 - Sam supplied a written report for the Board's meeting.
 - No new applications since last quarter.
 - Two homes are contingent on the mountain.
 - The Committee has reached out to the owner of the home with the pink house numbering sign for resolution.

- **Old Business**
 - Additional Mailboxes: Installation of new mailboxes is suspended while the Board works on concerns raised at the annual meeting.
 - Recap: Based on discussions with PRSPOA no new mailbox stands will be installed at their current location based on the owners not wanting any more stands on their properties and safety concerns. The Board along with PRSPOA began looking into alternative locations/solutions and arrived at installing CBU's near the guest parking area as a preferable solution. That property is still owned by one of the original developers (Couch). Based on feedback at the annual meeting, the Board is doing it's due diligence in getting written permission/easement to install the stands on that property before proceeding.
 - The Board has been unable to get in touch with Couch after repeated attempts to discuss getting a legal easement for the proposed mailbox stands.
 - The Board will send a certified letter to Couch in hopes of getting in touch with him, or someone who can advise on his whereabouts.
 - PMPOA/PRSPOA Joint Road Agreement
 - Want to propose some interim measure so we can contribute to PRSPOA this year as time is running out.
 - The Board will send an email to PRSPOA to try and open dialogue again.
 - Code of Ethics – A code of ethics was discussed and drafted last quarter. The Board will polish it up and introduce it the membership at the annual meeting.
 - Well database – Still compiling.
 - The Board would like to establish a Lot Owner committee to provide feedback and prospective from lot owners, as the Board is currently, and almost always, made up exclusively of homeowners. The Board will propose at the annual meeting.

- **New Business**
 - Jan to reserve the club house for the annual meeting.
 - The Board will send dues invoices separately this year as we've received complaints that people miss them, or don't realize they're included with all the other documents in the annual mailing.
 - The Board will meet in April to finalize annual meeting documents. Documents to be sent before May 22nd. Jan will tackle the cover letter and invoices, Chris will handle proxy forms, attendance forms, etc.

- Quarterly BOD Meeting Dates
 - The Board confirmed the following meetings dates.
 - May 4th (11th Alternate) 4 pm – Chris Bennett’s Home
 - July 13th, 10am – Annual Meeting
- **Miscellaneous**
 - No items noted.
- **Adjournment**

The meeting was adjourned at 6:18:pm.