



***Pinnacle Mountain Property Owners Association  
Board Meeting 14 May 2021 at 1pm***

**Meeting Minutes**

**Meeting Attendees:**

Dan Mock  
Jan Burlee  
Carolyn Fink  
Sam Fink

Mark Stroman was unable to attend the meeting due to a personal conflict.

**Meeting Agenda:**

- **Call to Order**
- **Road Committee Report – Frank Stroman**
  - o Frank supplied the road report which will be posted to the website.
  - o The next work will occur in June and will be limited to the PMPOA roads.
  - o The Board terminated the Road Agreement with PRSPOA due to violation of terms by PRSPOA. A new Road Agreement is undergoing negotiation.
  - o The unspent funds for the PRSPOA roads will be reprogrammed for PMPOA roads and mailboxes.
- **Gate Committee Report**
  - o The Board will direct the Gate Committee to perform a review of vendor gate codes and develop a policy for regularly scheduled code replacements.
- **Secretary's Report – Carolyn Fink**
  - o Minutes from the last meeting are on the website and no changes were necessary.
- **Treasurer's Report – Jan Burlee (Financial Records available upon member request)**
  - o Prior to the meeting, Jan provided Board members with financial summaries through April.
  - o Jan successfully closed all but two long-term delinquencies.
  - o Emergencies reserve CDs were renewed for a 6-month period.
- **Architectural Committee Update- Sam Fink**
  - o No new applications or actions were reported during this period.

- **Old Business**

- 2022-2023 Budget
  - The Board discussed and approved the next annual budget which will be reviewed at the Annual Meeting. Annual dues were set at \$385 per lot.
- Website
  - The new website is working well and being updated as appropriate.
  - Jan Burlee has volunteered to draft a new Welcome / Mountain Living Guide page to assist new owners
- Additional mailboxes
  - There are three pending requests for mailboxes but no progress has been made with PRSPOA on the location.

- **New Business**

- Proposed Clarifications / Changes to Covenants and Restrictions
    - Based upon interactions with various owners, the Board endorses the following two amendments to the Covenants, Conditions and Regulations.
      - Signs
        - B.8.i Homeowners may post a modest size, no larger than 12 inches by 18 inches, sign alerting to use of security systems on the property.
      - Utility Task Vehicles
        - B.23.i Utility Task Vehicles used for landscaping and similar purposes are excluded from this restriction. Such vehicles must be kept in operational condition and storage / parking must not present an eyesore when viewed from the roadway.
- These proposed changes will be mailed as ballots to the owners.
- Digitizing Records
    - No progress updates were provided for digitizing President and Treasury records.
  - Volunteer Landscaping Day
    - The Board agreed to sponsor a volunteer landscaping day for the Parkway entrance for a date in September. information to follow.
  - No Hunting Postings
    - The Board recommends maintenance for the No Hunting postings. They will reach out to volunteer organizations for possible assistance. Field work to occur this coming winter.
  - Annual General Meeting
    - The Annual General Meeting will occur starting at 10 am on July 16 at the Rutherfordton Clubhouse (241 Clubhouse Drive).
    - The Association will supply the meat for the main dish. Owners are encouraged to bring a side dish or desert potluck style.
    - The informational mailing package will be sent at the end of May including the annual dues statement. RSVP requested by no later than June 30<sup>th</sup>. Annual dues are due by August 31<sup>st</sup>.
    - We look forward to a pleasant meeting and luncheon.
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- **Adjournment**

Meeting adjourned