

Pinnacle Mountain Property Owners Association

Minutes of the Pinnacle Mountain Property Owners Association **Annual Meeting July 15, 2017 at 10:00am.**

Call to Order:

President Robert Graham called the meeting to order. Bobby welcomed everyone and thanked them for taking the time to attend and opened the meeting with a prayer. It was announced that we had the necessary quorum as there were 48 total lot owners present (29 in person and 19 additional lot owners were represented via proxy.) The meeting proceeded.

Secretary's Report (Don Byers):

Don stated that the minutes of the Annual General Meeting of July 19, 2016 had previously been distributed to the membership. A motion was then made, seconded and passed waiving the reading of and approving the minutes from last year.

YEAR IN REVIEW (Mark Smith)

Mark gave a presentation regarding the events of the past year and stated this was the busiest and most productive year the board has ever had. He explained that the board had determined that the constantly recurring 3-5 year cycle of waves of break-ins on the mountain represented a clear and present danger. With at least 7 break-ins and only 28 houses our crime rates were worse than the worst ghettos in the nation. With insurance companies pooling claims information, policy renewals were at risk and with the high crime rate it was intuitive that property values for both our lots and our houses were being negatively impacted therefore the board determined that a security gate equipped with security cameras was a necessary step.

First, the board publicized the initial break-in within 24 hours with a mass email so property owners would be alerted to the situation.

Secondly, the board immediately approved and designed Pinnacle Mountain windshield decals so that vehicles that belonged on the mountain could immediately be visually differentiated from those that did not. Additionally, the lower association agreed to participate in the decal program.

Third, the board approved construction of a security gate, with a grand vision for the entire mountain, utilized their best efforts to get the lower association to agree to placement of the gate between the rock pillars at the Nanneytown entrance. We used the sales pitch that this was a once in a lifetime opportunity to do something to benefit everyone on the mountain. Ultimately, despite having the recommendation and support of the lower association board of directors and despite our granting all requested extensions, the lower association eventually voted that they did not want a gate. The lower association decision that they did not want a gate also effectively eliminated placement of a gate at old Robinson gate location. Therefore, the board voted to place the gate at the entrance to our subdivision (exact same location that had been proposed and approved a couple of years back). We also persuaded the owner of Lot 18 to authorize the construction of a gate on her property to discourage entry of trespassers into our subdivision from Queens Gap. No PMPOA funds were used for this gate (the money was raised from private donations) as the gate was erected on private property. The gate and newly constructed turnaround are now both in place. Our gravel truck is able to stop in front of the gate and back in to the turnaround, turn his wheels and head down the mountain without any jockeying back and forth.

The board also replaced the mirror at the bottom of the concrete strip.

During the year our treasurer, Ronnie Styles somehow managed to collect three of the multi-year delinquent accounts that the association had long ago written off as uncollectible. That resulted in a “windfall” of over \$11,000.00 which the board applied to the cost of the gate.

The new website was commissioned during the year.

Finally, the board negotiated the extension of the existing road agreement with the lower association for the main road, Robinson’s Road and the front entrance. All of this was done without raising dues and without a special assessment. Additionally, all board members had a 100% attendance despite the extra meetings that were necessary to deal with the events of the past year.

Treasurer’s Report (Ronnie Styles):

<u>Fiscal Year 2016-2017</u>	<u>Income Late Fees/Home Owners Dues</u>	<u>39,340.00</u>
<u>Total Expenses</u>		<u>-39,340.00</u>
<u>Net Ordinary Income</u>		<u>0.00.</u>
<u>Other income/expenses (netted)</u>		<u>1,317.05</u>
<u>Total Net Other Income</u>		<u>1,317.05</u>
<u>End of Fiscal Year current assets</u>		<u>43,750.75</u>

Ronnie Styles reported only 1 property has an arrearage outstanding.

A motion was made and seconded to accept the Treasurers Report as read. The motion was approved by a show of hands.

Road Committee Report (Ronnie Styles):

Ronnie reported that we had made a couple of strategic decisions. We switched from using our prior road_contractor (who was basically turnkey) and switched to a local outfit. Previously we were charged over \$100 an hour and a road grader was used. Our new contractor scrapes the roads using lighter equipment and charges a fraction of the cost. We also switched and now buy our gravel direct at a lower cost. We made the decision to increase the application of gravel and decrease the money spent on grading for the long term improvement of the roads. We also commenced an initiative to regain the width of our roads which have been shrinking over the years. Finally, we underspent the road budget and applied the savings toward the cost of the gate.

Old Business:

- A: Website:
The address is <http://www.pinnaclemtnpoa.org>

New Business:

- A: A member stated it would be beneficial for the secretary to go through all the past minutes and compile all policies, rules and regulations of the association. All present seemed to agree and a motion was made , seconded and unanimously approved, “That the secretary/board review all of the records of the association and compile a complete list of all of the policies, rules and regulations of PMPOA.”
- B: A member then had numerous comments and questions regarding the gate that was erected on Lot 18 and whether he could have a key to access the gate and he requested that the association map out and provide alternate ways to exit the mountain in case of emergency. The board explained once again

that the gate on Lot 18 blocking trespassers from accessing our subdivision from Queen's Gap was there for our protection and that the gate was owned by the lot owner and that the association did not have a key nor did any of the board members. Any use of the private drive absent property owner permission would be illegal; likewise use of the private property behind Lot 18 as well as Queen's Gap property. Legally, PMPOA members have one lawful entrance/exit from the mountain (the Nanneytown entrance) – other options such as Nancy Browns driveway/road and the Lot 18 "drive" are private property.

- C: A member then led a wide ranging discussion on the use of PMPOA letterhead on documents and emails. It was explained that PMPOA did not have a private server nor did it have PMPOA official email accounts rather that board members now and in the past corresponded and communicated using their own email accounts but that formal letters/agreements were put on our letterhead.
- D. Discussion was opened on the proposed amendment to add a sentence to Bylaw's section 3.6 that would impose some new restrictions on the use of proxies. The proponent of the measure spoke first and stated the intent was not to restrict your right to use a proxy but rather to make sure power was not unduly placed in the hands of one or more holders of proxies. Under questioning he stated that only in rare cases would your vote be eliminated or your choice of people to give your proxy to be restricted. Those speaking against the proposal generally did not want their ability to use proxies or to have their vote restricted and did not want to be told who they could or could not choose to represent and vote for them. The motion was voted upon and did not secure the required number of votes to pass.
- E: Election of board members – nominations were made and seconded. After the votes were counted it was announced that the board for the Fiscal Year 2017-2018 is as follows:

Board Members for Fiscal Year 2017 -2018:

Susan Leland
Don Byers
James Hardin
Mark Smith
[Robert Frick](#)
[Robert Wachter](#)

Board member Mark Smith then stood and thanked the membership for giving him the opportunity to serve on the board for the past 15 years but announced that with two well respected members of his team being voted off the board that he declined to serve and resigned effective immediately. Don Byers then thanked the membership for his opportunity to serve on the board but stated he had developed trust and confidence in both Ronnie and Bobby and did not want to serve without them on the team and resigned effective immediately. James Hardin then announced he was resigning for similar reasons effective immediately. Commotion ensued. With effective control of the meeting being lost the meeting ended without ever being formally adjourned and without a full slate of directors.

Minutes respectfully submitted by:

Don Byers:
Board Secretary
Dated: July 21, 2017