



Pinnacle Mountain Property Owners Association Annual Meeting Minutes for Aug 10, 2019 at 10:00am

Call to Order:

President Fred Mansperger called the meeting to order. Fred welcomed more than nearly two dozen members and family for attending the meeting. Attending members introduced themselves and their property location on the mountain. Many of the members brought in salads, desserts and breads for our lunch.

The 2019 board has been busy working on various projects, including road maintenance, rear gate, and the completion of the new gate. The Annual Meeting agenda was presented to the members.

Secretary's Report (Robert Frick):

Robert spoke from the podium and addressed the members. The past annual meeting minutes have been approved and posted on the PMPOA website. Over the past year, we have updated several items; the President's Book, creation of a Secretary Book with hard copies of By-Laws, Covenants, and Restrictions, new Gate documents, Road Maintenance Reports, and Architectural Committee documents. Many of these documents are posted on the PMPOA website and kept as electronic records via flash drive and computer hard drive.

- A request from Mark Smith to confirm the latest edition of the By-Laws and insure posting to the website.
- Car stickers were made available for everyone attending.
- Everyone was asked to sign the "Get Well" card for our past PMPOA President, Bobby Graham.
- The PMPOA website, www.pinnaclemtnpoa.org, has been updated with contact information, meeting minutes, and regional events. We are averaging 700 visitors per month on the website, with most of the visits via Google search.

By-Law 3.4, Quorum was read to the members to confirm voting at the Annual meeting "3.4 Quorum. A quorum at the general meeting shall consist of active voting members present or being represented by proxy numbering not less than 20%." The property attendees and proxies totaled 39 lots for a 38.6% quorum.

Treasurer's Report (Fred Mansperger and Mike Allison):

Todd Westover talked about the handout. Updated the PO Box being moved to Union Mills. Most members paid ahead or on time this year.

Architectural Committee (Todd Westover):

Todd spoke to the members and confirmed our PMPOA is looking for volunteers to serve on the committee. The committee is focused on preserving the natural character of our roads, homes, and landscape. The Frick house is being completed on Double View.

Road Committee Report (Frank Stroman):

Frank addressed road maintenance including ditching, grading and multiple tree removal was completed on 20 July 2019. Heavy rain events with flash flooding piled debris at culvert heads in multiple areas. A few small trees had fallen over on Pinnacle Lane due to small isolated slides. Frank's full road maintenance report is posted on the website, www.pinnclmtnpoa.org.

Frank updated members on grading on Pinnacle Parkway and skip graded other areas on the mountain. The Kudzu has been sprayed along the roadsides. The contractor to do the vegetation cut back backed out, however, we will have a new contractor to complete in the coming weeks.

Anne Whitehead commented to say thank you for Frank's work. Maintenance on the Lower Association was addressed, and the Pinnacle South agreement was signed.

Fred spoke about the Agreement with Pinnacle South – three parts; maintain entrance, gravel and grading the road, and split the cost of Robinson Road. The agreement was raised from \$4400 to \$4900 due to the cost of gravel, lawn care, and timing of payments. Several members inquired about the additional \$500 (\$500 increase was made for the 2018-2019 year and this year's agreement was same as last year) and the cap on brush clearing.

Gate Committee Report (Riley Ethington):**FRONT GATE:**

The gate has been working well. Again, as we did last summer, we have an occasional "slow motion" gate opening during the heat of the day. We are still trying to discover the primary cause.

Since going live on 1 March 2018, there has been over 4,645 entry transactions -- Clickers 2,003, Keyed Entry 2,427 and 215 Directory.

An Internet Protocol WIFI proposal to convert from AT&T hardline to internet is still in the cost and benefit stages.

During the 4th of July holidays we had two occasions where someone was parked in the turnaround area for several days. As this area is designated for turnaround use only, the committee recommends that the board announce to all our association members that this area is be used only for turning around and not parking. It may be necessary to post a "no parking" sign.

BACK GATE:

The Back Gate is locked and has been a good deterrent to hunters and other traffic. If you want a key to the back gate, please contact Frank Stroman. The use of the gate is for emergency egress only.

Physically driving the first ¼ mile of Chalk Creek road is still very difficult as there is severe erosion in spots that will require a 4x4 vehicle. However, once past Chalk Creek Lake, the roadway has been upgraded by the county and is in excellent condition all the way to Painters Gap Road. The road leading to Mud Cut Road is not an option as there is a locked gate.

Misty Westover volunteered to be on the Gate Committee.

NEW BUSINESS:

- Posting for Hunters

- Signs have been posted
- Purple Markings on trees on member's property
 - Nancy Brown's property will be posted this winter
- Meeting with Local Hunt Clubs (Ray Ledford & Gary Connor)
 - Hunters notified of No Hunting area
 - Contacts posted on website
 - Gary Connor (828-748-7042)
 - Ray Ledford (828-460-7966)
 - Return of hunting dogs
 - Return of property (collars, tracking devices)
 - An agreement will be written to document PMPOA policy

Todd and Misty Westover added comments on concerns about providing a gate code and having penalties for abuse of access to PMPOA properties. Don Byers addressed the posting of property and liability with injuries. Mark Smith stated concerns with the hunters having a gate access.

- Road Agreement

- A new 2019-2020 Road Agreement has been signed with Pinnacle Ridge South Association. The agreement was signed later this year, due to discussion about an increase in funding.
 - The new agreement has been posted on the website
 - Maintenance to the lower road will begin
 - Mark Smith noted Robinson Road maintenance

- 2019-2020 Budget review

- The Annual Meeting budget was presented to members
 - Note: A difference of \$320 from the May 2019 budget to be reviewed
 - Robinson Road budget will change from \$1500 to \$750
 - Estimated income will be \$32,500 for 2019-2020
 - Don Byers commented on the increase in dues (18% increase over the past two years. With the 10% annual cap, important to note the two-year period)
 - Issues for new owners/members
 - Deterrent in buying new property
 - Don Byers made motion to freeze dues for 2020-2021

- Riley Ethington and Frank Stroman addressed current and future cost (gravel, maintenance, repairs, etc)
 - Todd Westover addressed late dues and nonpayment affect the budget
 - Second: Susan Leland
 - Motion was passed by vote of 38 to 1
- **Term Limits for Board of Directors**
 - Due to the limited member availability, not an issue at this time.
- **Vendors**
 - Please ensure vendors are cleaning up work sites, debris, and materials. All materials should be disposed of properly.
- **Budget**
 - Motion: Mark Smith made a motion for a balanced budget and not to invade the reserve fund except in the event of an emergency.
 - Fred Mansperger addressed monies (CD) used for \$7000 fees for gate installation
 - Mark Smith expressed concerns about a balanced budget, including emergencies
 - Riley Ethington expressed concerns about freezing income (\$325/member) and how we pay any emergencies.
 - Todd Westover and Frank Stroman expressed expenses are necessary. Special assessments can be used in emergency situations. Balancing the budget is tough.
 - Second: Don Byers (yes = 8 no =29)
- **Safety**
 - Frank Stroman addressed the installation of a helicopter pad. Frank estimated the cost of removing trees, dirt at \$3500. The helicopter pad will allow for emergency helicopter to pick up injured, heart attack, animal attacks, etc.
 - Sam Fink addressed objection to the funding
 - Mark Smith addressed the response times for EMS and travel times, legal cost, etc.
- **Kudzu**
 - Mark Smith passed out pictures of Pinnacle Lane. Mark expressed concern about the spreading of Kudzu (see handout). Frank Stroman confirmed the Kudzu has been sprayed recently.
 - Motion: It shall be the policy of PMPOA to eradicate kudzu from all PMPOA road rights of way, and to encourage all PMPOA lot owners to eradicate kudzu from their lots.
 - Second: Don Byers (yes=10 no=24)

VOTING:

The voting process was started with the registering of members before the meeting. Registration included the recording of members present and who would vote for their lot(s), any proxies mailed in or presented, and payment of any dues.

Each voting member was given a colored paddle to designate their number of property and proxy votes, for a total of 39 votes.

Members voted on:

- Members nominated the following Board Members and voted to confirm:
- Fred Mansperger - Sam Fink
- Riley Ethington - Todd Westover
- Robert Frick

Motion: Don Byers to close the nominations

Second: Mark Smith

The meeting adjourned at 12.45pm.

Minutes respectfully submitted by:

Robert Frick
PMPOA Secretary
Dated: Aug 13, 2019