



Pinnacle Mountain Property Owners Association Annual Meeting Minutes for 18 July 2020 at 1:00pm

Call to Order:

President Fred Mansperger called the meeting to order.

Fred opened the meeting by addressing the actions reviewed and completed to allow a virtual meeting; written opinion provided by legal counsel, Governor Cooper's Executive Order 136 and the extended provisions under Executive Order 149, and a by-law amendment allowing the annual member's meeting to be conducted virtually.

Fred introduced the agenda for the meeting.

Secretary's Report (Robert Frick):

Robert Frick provided the Secretary's Report. By-Law 3.4, Quorum was read by Robert 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 meet the requirements for a quorum.

Robert confirmed all meeting minutes, including those from the prior Annual Meetings, have been approved and are posted on the website. Over the past year, we have updated the Secretary's Book with hard copies of By-Laws, Covenants, and Restrictions, new Gate documents, Road Maintenance Reports, Architectural Committee documents along with the Pinnacle Newsletter. Many of these documents are posted on the PMPOA website and kept as electronic records via flash drive and computer hard drive.

- The PMPOA website, www.pinnaclemtnpoa.org, has been updated with contact names, phone numbers, and email information, meeting minutes, and regional events. We are averaging 724 visitors per month on the website, with most of the visits via Google search.

Treasurer's Report (Todd Westover):

Todd Westover, using financial reports mailed to members, reported a balance surplus for the fiscal year of \$7,994. The funds will be divided into three accounts: the Emergency fund (\$1,100), the Gate (\$1,600) and the Roads (\$5,294). Todd reported roughly \$18,000 in current year fees as collected to date. When asked about unpaid accounts from the prior year, Todd reported 7-8 accounts are pending. At least one was a deceased individual, two were from properties for sale, and the balance are people who failed to pay or objected to paying. In response to questions from members, Todd explained the options for applying liens and the efforts to continually (each month) to send notices and apply late fees.

Architectural Committee (Todd Westover):

Todd Westover provided a report from the Architectural Committee. Four new property owners started enhancements this year. The Committee recommended to the Board in prior meetings to increase the fee for new construction from \$500 to \$1,000 with \$250 refundable provided no complaints were lodged for damage. The Board unanimously approved the new rate at the 17 July meeting.

Road Committee Report (Frank Stroman):

Frank Stroman provide the Road Committee Report. He provided a chronological listing of all actions this fiscal year. Pending upcoming work in the near future of grading and bush hogging. Frank commended Riley Ethington for the efforts he has taken in fixing potholes on the "Robinson" Road which remains in the best condition in several years. Frank also commended Todd and Misty Westover as well as Chris Roderick for their efforts in removal a tree that fell in recent storm making the road passable that very morning until Frank could get the vendor to complete the tree removal.

Gate Committee Report (Riley Ethington):

Riley addressed the following information about the front and back gates

Front Gate

- 1) On 6/21/20 the gate's camera surveillance system had another failure of the exit camera's communication port. Chris Roderick fixed the problem by moving the camera's coax cable back to the original port on the DVR. However there appears to be an intermittent problem and Chris is contacting the vendor Optiview for assistance.
- 2) Conducted monthly maintenance inspections and verified both the YELP system and security cameras.
- 3) There were two realtor access codes with zero activity for one year. The property owners were notified, and these codes will be removed.
- 4) Gate Activity from 1 July 2019 to 1 July 2020:

Clickers	2,859
Entry Code	2,350
Directory	118
Admin	271
Total	5,600

Back Gate

- 1) A review of the Queens Gap emergency egress roadway is in excellent shape. Of the approximate 2.3 miles from Painters Gap to our back gate, the first 1.6 miles is paved, and the last .7 miles is well graveled with no erosion damage. It can be navigated by any type of vehicle.
- 2) A 911 dedicated combination lock was installed on the back gate and the 911 Call Center was provided the code. This lock can be opened by any 911 emergency vehicle that decides to use Queens Gap roadway to access our mountain. The combination code is only given out when an emergency response has been initiated by the Rutherford County 911 call center.
- 3) Anyone needing a back-gate key please contact Frank Stroman.

NEW BUSINESS:

Fred Mansperger covered each of three items in New Business:

- Road Agreement with Pinnacle Ridge South
- 2020-2021 Budget
- New Regulations Enacted in 2019-2020.

The Board held two meetings with members of the Pinnacle Road South Board. The first meeting addressed the recycled asphalt used to repair the road near the front entrance (Cunningham house). The two Boards agreed to a revised agreement that requires both Boards to submit invoices and consult on any upgrades / approaches for the south roads that involve shared expenses. The PMPOA Board also agreed to increase the cap for 2020-2021 by \$1,100 (to be matched by Pinnacle Ridge South) to help upgrade the switchbacks. Extensive discussion ensued about the methods used by Pinnacle Ridge South as well as whether it is appropriate for PMPOA to bear added expenses without Pinnacle Road South increasing their expenditures further to make up for perceived years of neglect. The Board will review further.

Members discussed whether the old sign advising against road damage on Pinnacle Parkway needs removed due to poor location and aged condition. The Board agreed to remove the sign since signage exists at the entrance. An extended discussion asked about means to better control and monitor contractor road usage. No consensus was reached, and no specific proposals defined.

The 2020-2021 budget is frozen at the same level as 2019-2020 due to a vote at the 2019 Annual Meeting. Fred provided the budget.

Fred discussed new regulations during 2019-2020 including:

- A policy for seeking competitive bids for items of \$8,000 or more.
- A new regulation for a speed limit of 20 mph with a sign posted at the gate entrance and provisions allowing the Board to add signs as it judges beneficial.
- A ban on use of firearms outside specified hours.
- Continuing agreements with local hunting clubs on how to access hunting dogs and successful posting of the entire PMPOA as no hunting zone.

The meeting concluded with the announcement of the new Board Members. Members elected for 2020-2021 are:

- Fred Mansperger
- Robert Frick
- Todd Westover
- Chris Roderick (new)
- Vickie McRainey (new)

The meeting adjourned at 3.45pm.