



Pinnacle Mountain Property Owners Association

Quarterly Board of Directors Meeting

April 30, 2025

Meeting Minutes

(Prepared by Chris Bennett, Secretary)

Scheduled Details:

A quarterly meeting of the PMPOA BOD was held on April 30, 2025 at Jerome's house.

Board Members:

- President	Daniel Beckmann	Present
- Vice President	Billy Wall	Present
- Secretary	Chris Bennett	Present
- Treasurer	Jan Burlee	Present - Remote
- Board Member	Jerome Lauke	Present

Meeting Agenda:

- **Call to Order** - Daniel Beckmann (at 7:14 p.m.)
- **Architectural Committee Report** - Sam Fink
 - The Architectural Committee Report was reviewed and discussed. Refer to Appendix 1 for report details.
 - No new Architectural Committee requests have been received since last month's report.
- **Road Committee Report** - Frank Stroman
 - The Road report was reviewed and discussed. Refer to Appendix 2 for report details.
 - The final planned road maintenance for this fiscal year will be conducted in approximately May timeframe.
 - Our road maintenance provider (Ron Burleson) has advised Frank that his hourly rate will increase from \$120 to \$150. The board conducted a brief online rate comparison and concluded this rate to be at or below market for heavy equipment grading work.
- **Secretary's Report** - Chris Bennett
 - The meeting minutes from the previous quarterly Board of Director's meeting (03-15-25) were approved by the BOD, then emailed to the membership, and posted to the PMPOA website.
 - Chris recently updated the PMPOA membership email group and roster.
- **Gate Committee Report** - Jason Priebe
 - The board reviewed the report. No additional discussion took place.

- Refer to Appendix 3 for report details.
- **Treasurer's Report** - Jan Burlee
 - On 03/26/25, an application for assistance from the North Carolina Tropical Storm Helene Private Road and Bridge Program was filed. In certain circumstances this program will provide limited debris removal and bridge repair assistance for owners of private roads that suffered damages from Hurricane Helene. A decision is still pending
 - Still awaiting a decision from FEMA in response to the Board's appeal for financial reimbursement of initial Hurricane Helene expenses. A FEMA application inspector is scheduled to meet with Jan and Frank on 05/03/25, to evaluate Helene-related road damages.
 - It has been determined that the two separate property owners with outstanding dues are both deceased. One of these decedents apparently doesn't have any heirs and a resolution is still pending. However, contact has been made with the heir and new owner of the second property, and dues payment is forthcoming.
 - No anomalies in the financial statements were encountered this past quarter. Detailed Financial Records are available upon member request. As a reminder, the financial balancing is done each month to the bank statements, and our CPA's financial reports. It does not reflect any invoicing that has been received, but not paid, during the accounting month.
- **Old Business**
 - Resident Text Group Chat – Upon further discussion of this topic, the decision was made to forego the Emergency Text Group and instead encourage members to sign-up for automatic text and/or email notifications from the Emergency Management offices of Rutherford and McDowell Counties. An email with this decision and recommendation will be sent to the membership.
- **New Business**
 - Burn Ban – PMPOA currently issues a community Burn Ban when a state/local Burn Ban is issued by the North Carolina Forestry Service or the Rutherford County Fire Chief. Considering the large amount of tree debris on the mountain, caused by Helene, the BOD discussed issuing additional Burn Bans when the National Weather Service issues a Fire Weather Watch (Red Flag Warning) in our immediate area. The board concluded that the additional burn bans would set a lower threshold and create a safer environment by reducing the risk of fire. The Board subsequently voted and approved this modification to the Burn Ban policy. Additional information will be emailed to members.
 - 2025 Annual Meeting – The board discussed plans for the 2025 PMPOA Annual Meeting, to include venue reservations, mailings, ballots, proxies, meal arrangements, etc. It was decided to mail packages by no later than the week of May 19th.
- **Adjournment**

Meeting adjourned at approximately 9:30 p.m.

Appendix 1

Architectural Committee Report April 28, 2025

There have been no additional applications since the most recent report (i.e., refer to report of 13 March 2025).

Work, per prior approved applications, continues on the homes under construction as well as various repairs of homes.

The homes listed on the market in the prior reports still show on the market currently with no contracts shown.

Appendix 2

Road Commissioner's Report April 30, 2025

Road maintenance was performed and finished on 4-09-25. The road was graded and ditches cleared of debris in specific areas. Overall, the road base in our system is more than sufficient and has weathered well. Water drainage in our road system is performing as intended.

A note to property owners, please encourage use of AWD or 4WD vehicles on our roads. We have been experiencing repeated damage to the concrete strip area from front wheel drive only vehicles. If you have traction control on your vehicle disengage it while traveling our roads or you may find yourself stuck without power on our steeper inclines. Remember that roads have less traction when dry and more when wet. Swing wide in all turns which give you better traction and line of sight to oncoming traffic. Please keep your driveway culvert heads clear of debris. Slow down when approaching homes and people walking on the road, your neighbors will appreciate it.

This road report is respectfully submitted by:

Frank Stroman

PMPOA Road Commissioner

Appendix 3

Gate Committee Quarterly Report April 28, 2025

On 4/25/25 a Gate Committee meeting was held with Frank Stroman, Jason Priebe, and Riley Ethington attending.

Front Gate:

- 1) Jason has completed his review of the gate access codes as compared to our association's registry.
- 2) Conducted a test of the Gate's YELP and Directory system on 4/25/25, and they were both working normally. However, checking the directory on 4/28 after receiving a complaint, found it to not be working. Rebooted the system but that did not fix it. Will require TEM to troubleshoot and repair.
- 3) A review of vendor code activity shows that 13 vendors had no activity since 10/3/24. We will contact each home/property owner regarding their vendor's status and will correct accordingly.
- 4) An external grounding strap was installed on the gate's keypad pedestal as recommended by TEM.
- 5) The gate camera system was discussed, and the findings will be presented to the board of directors.

Back Gate:

- 1) The Queens Gap emergency egress roadway is now passable from our back gate to Painters Gap Road as REMC has removed all fallen trees and repaired the downed power lines.