

**Pinnacle Homeowners Association Annual Meeting**

**November 15, 2004**

**6:00 p.m. at Pinnacle Recreation Center**

**32 Households present**

Present from Pinnacle Homeowners Association and Pinnacle Development II, LLC were Tim Haymaker, Susan Mullins, Leah Robey and Heather Castro. Also present was Glen Dellavalle of Dellavalle Recreational Management.

Tim Haymaker welcomed the group to the meeting and then introduced Susan Mullins to review the budget.

Mrs. Mullins reported first on the Pinnacle Homeowners Association, Inc. Maintenance 2005 Operating Budget. She said that there are 949 owners/builders projected to be paying into the Association in 2005. She reported that the dues will decrease by \$5.00. The new annual dues that will be invoiced to owners/builders in 2005 will be \$65.00. Mullins reported that there were not many changes from 2004 to 2005. She stated that the biggest budget item continues to be the landscaping and mowing. Mrs. Mullins reported that the Capital Reserve account currently has \$5,940 and would be used in the future for a large expense, should there be one. There is also an excess in funds of \$20,341. Mr. Haymaker asked if there were any questions relating to the homeowners budget. None were asked. Mrs. Mullins continued with the Pinnacle Clubhouse LLC budget. She stated that there were 949 owners less builders which came to 781 homeowners paying into the clubhouse annually. The fees for 2005 will remain the same as 2004 at \$390/household. Mrs. Mullins reported that the Clubhouse loan was renegotiated and the new loan rate is 7.125% fixed for 7 years. The management fee to Dellavalle will remain the same as in 2004. Mrs. Mullins stated that the 2005 budget reflects a 3% increase for all utilities, landscaping and mowing. She stated that the loan to the developer should be paid off in approximately 2008. At that time, assuming the loan is complete, the clubhouse would be turned over to the residents. Mr. Haymaker asked if there were any questions regarding the clubhouse budget. None were asked.

Tim Haymaker started his overview by saying once the loan is paid in full the clubhouse and pool will be turned over to the residents of Pinnacle debt free. At that time the residents can do what they want with the facility/dues structure, etc.

A resident asked why current homeowners have to pay for the loan straight through as opposed to someone who comes in after it's paid for gets to use the facility at the current rates but never had to pay in previous years.

Mr. Haymaker responded that there was no clear answer to the question. It's just business.

A resident asked what were future lot sales projections.

Mr. Haymaker responded that there are 163 lots on the Fayette County line to be developed. He said everything in this section should be done by Spring 2006. There are also 130 acres in Jessamine County that may be developed.

A resident asked what the difference in the landscaping budget for common areas verses clubhouse landscaping.

Mrs. Mullins said that the clubhouse has to pay for the landscaping and mowing for the property on which it sits. The common area is paid for out of the HOA budget.

A resident asked why they have to pay the \$390 clubhouse/pool fee when they don't use the pool. However, if there were more adult only swim times such as early Sunday morning she, and she believes, other adults would use it.

Glenn Dellavalle said he was most likely going to be doing a survey of the residents to determine what the people wanted.

A resident asked how this club compares to other clubs.

Glenn Dellavalle said he new that West Wind was \$350/annually and Waterford is optional at \$400/annually. He also said that Masterson Station was optional at \$350.

A townhouse owner who lives in Hartland said that Hartland residents just had to pay \$1,200 per household to purchase their clubhouse and pool whether they joined the pool or not.

A resident asked if the clubhouse was assessed at \$800,000.

Mr. Haymaker said that the developers paid \$800,000, but he said that he did not say it was assessed at that. He said residents could change fees and membership requirements once it is theirs.

A resident asked if management was going to purchase new chairs this year. She said the deck is seriously lacking in chairs, tables and umbrellas.

Glenn Dellavalle said that he intended to add more tables and chairs as well as umbrellas. He said that the fence also needs repairs and that will be done this year as well. He said that he was looking to purchase 36 more chairs and he felt that would help.

A resident said they felt the pool needed more that 36.

Glenn Dellavalle reported that there were 86 community events held at the clubhouse last year. Dellavalle said that all clubhouse rental fees go to the developer or the clubhouse fund. He stated that he did not keep the rental fees.

Tim Haymaker said that if Dellavalle is forwarding the fees to my office the funds are in the clubhouse account.

A resident said that Dellavalle's office says they post party dates at the clubhouse, but the residents have never seen a calendar.

Dellavalle said the he does post the calendar. He said if its not getting done he will see to it that it does. He stated that he is paid to do a service and try's to meet the needs of everyone.

A resident requested that the calendar be placed at the clubhouse or mailed in the bulletins that get mailed out sometime through the year.

Dellavalle said that he is working on a new dialing system to alert residents of upcoming events. Once all the kinks are worked out that service will be implemented.

A resident asked if Dellavalle had a website to post information.

Dellavalle said he did not but the developer does.

Susan Mullins said the website was [www.pinnaclehoa.org](http://www.pinnaclehoa.org). She said if Dellavalle will communicate the schedule to her she can place it on the website.

A resident asked if the pool could be left open for everyone to use instead of closing it for private parties.

Dellavalle said he would check into that.

A resident asked if the pool contract was bid every year.

Tim Haymaker responded, yes. But he said they don't always go with the lowest bid.

A resident said this past summer the pool was run down and asked if it could be maintained better the next year.

A resident said that the lifeguards do not supervise very well and need to do a better job.

Dellavalle requested that the residents call him immediately when they see problems so he can do something about it at that time. Dellavalle said his lifeguards are trained by the Red Cross and the Health Department and are qualified to do the job.

Tim Haymaker asked if there were anymore questions for Dellavalle. None were asked.

A resident asked if the walking path along the creek is to be done by the City.

Haymaker said that he has refused to give the City the right of way because they don't mow frequently enough. They prefer everything grow so they don't have to maintain it as much. We feel that it needs to be kept under control to maintain its aesthetic look within the neighborhood.

A resident asked what the status is of the Larry Gilbert golf course.

Haymaker said he didn't know. He's been asked to give money, but that's the extent of his involvement.

A resident asked if the remaining construction trash on Lauderdale could be cleaned up.

Haymaker said he would have it checked out and have cleaned up what he can.

A resident asked if the speed humps would stay.

Haymaker said there are no speed humps scheduled for the final surface of asphalt. He said the existing design is bad and allows cars to move into the bike path to avoid humps which is a dangerous situation.

A resident asked if her dead Bradford Pear tree will be replaced.

Haymaker said that if it was in the one year warranty period it should be replaced, but the resident needed to call Heather Castro in our office to discuss it further.

A resident asked if there was anything that could be done about the dirt bike path on Emmett Creek. He said that the resident that has the path was going all the way along the creek which created a dirt path. The resident has stopped doing that but now has the path on their property and the easement area by the creek.

Tim Haymaker said that he would check into this, but generally speaking no one should be doing anything like that in the designated greenspace.

A resident asked if there is a no mow zone on Vermillion Peak and who was responsible for the landscaping at the townhouses,

Haymaker said this area was not a HOA greenspace. He recommended the resident talk with the builder of that property.

A resident asked what was happening with the commercial section.

Haymaker said there was nothing going on at this time.

A resident asked about the status of the fire station.

Haymaker said he hadn't heard anything about it in a while.

A resident asked if the alleyway behind the townhomes on Clearwater could be made a one way.

Haymaker said that would be up to the City.

Haymaker asked if there were any more questions. None were asked. Meeting was adjourned.

Minutes respectfully submitted by:

Leah C. Robey