

Pinnacle Homeowners Association, Inc.
Meeting Minutes – February 25, 2008 7:30PM
Website: <http://www.pinnaclehoa.org/>

John Groft, Dennis Brawner, Lisa Wellings, Thom Payne, Alison Clendenen

1. Meeting Called to Order

2. Reviewed Last Meeting Minutes- January 21, 2008 7PM

Met with lawyer Bruce Simpson to review trail options with LFUCG.

No city government members present. Bruce agreed to review the easement and option of negotiating with the city or entering litigation.

3.. Treasurer Report – None at this time.

5. Old Business

Website: Alison sent minutes and new BOD listing to our web developer directly. John having Kinko's scan Deed of Restrictions after reviewed by Kathy Dial. . BOD will have to work on links for each section of Pinnacle.

Abandoned Southpoint lot: Dennis is pursuing this issue at 533 Southpoint. Owner/Realtor has not responded, Bruce Simpson will send a letter to her on the board's behalf. Also, a lean will be put on this property.

Fiddler Creek Speed Humps: Thom is following up on this. Money is in the HOA budget. The cost will be \$2100 or less. These have been approved for this street by the city upon completion of their speed assessment. Thom will develop a listing of all speed deterrent options for residents to be presented at a later meeting of residents. There are bulb-outs, discs and various options to consider for installation.

West Hickman Trail: After meeting with Bruce Simpson and carefully weighing all options, the board moved to vote for negotiation of lot 136 to LFUCG based upon terms and conditions which can be agreed upon by both parties. All agreed the city would be informed that the board was not in favor of the building of this trail and specific terms and conditions would need to be met. Terms and conditions include, but are not limited to, design of landscaping, design of accessways, location of the trail itself, insurance of land, security and safety, etc. At the same time, in light of the recent and publicized city report, the annual projected city budget is sitting at a shortfall of 20.9 million in 2009. We have not heard from city officials and it may be possible that the building of the trail will be delayed. We will update residents with a letter as soon as possible.

Clubhouse Loan Buyout: Thom receives information from 4-5 institutions this week ,(rates), to see what is going to be needed to pursue a possible loan for buying out Haymaker.

Lexington Dolphins Contract: A letter went out from the Board to Pinnacle residents that included the proposal from the Lexington Dolphins. 85% of Pinnacle residents have expressed that they approve of this swim team having off-season rental, however, they brought up valid concerns, such as maintaining clubhouse in good order, noise, and traffic. The board is currently looking into these concerns.

Street Signs: Signs are currently replaced, however, one is misspelled and will be replaced as soon as possible.

Communication: Lisa will receive emails from John of people who signed up to help on committees. She will contact these people to facilitate the start of these worthy efforts.

Fiddler Creek Daycare Application: On Friday, Feb. 29 there was a meeting with the LFCUG, Maggard Properties, and John Groft. It was a Board of Adjustment hearing that involved a resident's request to have a licensed family daycare within her home on Fiddler Creek Way. This would expand the amount of children who could attend and she was requesting that lines for parking be painted on the street in front of her house. The board voted against this and felt that her business was not zoned for a residential area. Her request was denied at this hearing. The board represents the residents in not supporting this request.

6. Old Business: Aforementioned issues listed above being currently pursued on a regular basis.

7. Meeting Closed

Next meeting date to be determined.

Respectfully submitted,

Alison Clendenen
Pinnacle HOA Secretary