

Pinnacle Homeowners Association, Inc.
Meeting Minutes – May 21, 2008 7PM
Website: <http://www.pinnaclehoa.org/>

1. Meeting Called to Order

2. Clubhouse/Pool Assessment for Information

Guests: Kathy Dial and Diane _____, Maggard_____.

The BOD expresses a lot of gratitude to Diane and Kathy for assisting us with looking at Mr. Haymaker's current pool and clubhouse ownership. In sifting past financial statements, we find there is currently an outstanding opportunity assume a loan of approximately \$274,097. This can be paid off with a low interest rate in two years. This gives us hope of providing residents with true ownership and better services. We all look forward to a time in which pool costs will be less expensive annually and the BOD is working to make that possible. At this point the BOD is reviewing loan rates at different banks. Nothing has been signed.

3. Reviewed Last Meeting Minutes- Feb. 25, 2008 7:30 PM

4. Treasurer Report – None at this time. _____% of HOA fees have been collected.

5. Old Business

Website: Update website with Feb. and May minutes, newsletters, and pertinent information. Alison will ask web developer about the possibility of posting Pinnacle resident's businesses on webpage if residents wish to advertise. Will find out if there are any related costs. Alison will also check on putting a volunteer sign-up sheet online for committees.

New HOA Lawyer: After careful consideration the Pinnacle Board of Directors has hired _____ (Robert Ryan?) to assist with any legal needs. This does not indicate that the neighborhood is in trouble, but as a board we felt this was an essential part of working for residents in taking care of any legal issues that should arise properly.

Abandoned House: Dennis is pursuing this issue at 533 Southpoint. At this point the BOD will turn to newly-appointed legal counsel to assist with resolving this long-standing issue.

Crime Report: Need to remind residents in our community to leave lights on at night and be mindful of property. On the night of May 5th, (Derby night), there were several car break-ins and these also occurred in neighborhoods up-and-down Tates Creek Road. The BOD encourages all homeowners to report any crime and to inform the HOA as well.

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 be

following up with Ed Lane's office and will find what HOA's responsibilities are in working with the LFUCG in getting this completed. The viewing of different kinds of speed deterrents may take place at the board and resident meeting on June 26.

West Hickman Trail: At this time, the BOD has received a deed from the city to sign. This would give the city the easement and the go-ahead to build. All BOD members voted not to sign at this time. We are currently trying to schedule a meeting with the city to collect more trail information.

Lexington Dolphins Contract: Currently reviewing proposal from the Lexington Dolphins Swim Team to use our clubhouse and pool in the off-season. They would rent from Pinnacle from the end of Sept.-May. BOD is currently reviewing how we can take possession of the pool/clubhouse through a buy-out from Pinnacle developer Tim Haymaker as previously stated. At this time, a contract with the Lexington Dolphins has not been signed.

Committees: Currently we are looking for residents who can serve on a social, deed of restrictions, government affairs committees. There were sign-ups at the pool party May 24 and we will get a sign-up sheet for volunteering on the website.

Pinnacle Pool Party: The pool party is scheduled for Sat., May 24th from 2-6. Picnic food is provided along with a DJ and face painting for the kids. Also, there will be a cornhole tournament.

6. **Old Business:** Aforementioned issues listed above being currently pursued.

7. **Meeting Closed – Next Neighborhood Resident and BOD Meeting is June 26th at 7 PM.** Pinnacle residents are welcome to attend and bring any insights and information.