

**October 22, 2009 7:00 PM**

**Website: <http://www.pinnaclehoa.org/>**

**1. Meeting Called to Order Pinnacle Homeowners Association, Inc.**

**2. 2009 Board of Directors** John Groft, President, Dennis Brawner, Vice President, Thom Payne, Director of Operations, Bill Meck, Community Liaison, Alison Clendenen, Secretary

**3. Reviewed Last Meeting Minutes** – September 14, 2009, Approved

**4. Financial Report - Maggard Properties/Pinnacle BOD Member**

-Reviewed all financials for HOA, pool and clubhouse.

Based on current financials that are very positive, the BOD is currently considering dropping Pool and clubhouse dues. This announcement will be made November 12<sup>th</sup> at the annual resident meeting. Clubhouse rental fees were dropped to \$25 an hour. Motion made and financials approved as submitted. Any residents who have concerns or questions regarding their accounts may call Kathy Dial at Maggard Property Mgmt. at 269-2222.

**5. Old Business**

-Reviewed 2009 summer pool pass season, meeting with Lex Dolphins, Pinnacle Pirates, Lexington Pools.

-Facility condition- minor repairs needed. Discussed refining pool passes process. Too many complaints about payment process, distribution, communication. There was an abuse of passes and application process frustrating. Maggard Properties did well considering all requests.

-Storage-Pinnacle Pirates are handling the need for more storage for their team. BOD continues to work to this end with them.

-Playground-needs work-mulch, upgrading of equipment.

-Vending machines-equipment working better-Dennis Brawner reported that income was good. Still need braces to prevent potential tipping. Dolphins will stock for fall and winter season.

-Fall/Winter Season- tents in place. Additional work for building better foundation for tent in works. Lex Dolphins asked for financial assistance with splitting utilities-this under review.

-Open Swim Times- BOD has posted these in newsletter and on web. Mon. and Wed. 6-8AM, Sat. 4-8PM, Sun. 2-6PM.

-Arranging to put Lex Dolphins and Pinnacle Pirates links on web.

**7. New Business**

-LFUCG-West Hickman Trail – BOD notified by email from Keith Lovan that Phase 1A of the trail is starting in November of 2009. Veteran's Park parking lot across West Hickman Creek and up to elementary school. BOD to review and discuss at annual meeting.

-Clubhouse Loan – BOD voted to pay off remaining balance on note - \$32,651.

-Deed of Restrictions-BOD voted to update the Deed of Restrictions to include the following wording: "Ban all above ground pools, outdoor storage sheds. Basketball goals whether permanent or temporary must be located from the midpoint of the driveway to the home." - The Pinnacle legal counsel has drafted said amendment and forwarded to developer for execution.

**8. Old Business**

-Budget reviewed for annual meeting proposal.

-Elections – returning officers, needed positions announced, committees for organization discussed.

-Lifeguard schedule reviewed.

-Newsletter production timeline reviewed.

-Signs for November meeting arranged.

-Checking given information for possible official sale of 533 Southpoint property.

**9. MEETING CLOSED at 9:00 PM**

**NEXT ANNUAL MEETING FOR RESIDENTS NOVEMBER 12<sup>th</sup> at 7PM**

Minutes respectfully submitted,  
Alison Clendenen

