

**September 14, 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  
**Pinnacle Pirates** – Matt Schaffer, Eddie Napier, Adair Mattingly, Michelle Zachman, Jennifer Sellers

**Maggard Properties** – Kathy Dial

**Lexington Pools** – Todd Slusher

**Lexington Dolphins** – Dave Dolin, James Blackwell

**3. Reviewed 2009 Summer Pool Season – BOD, Lexington Pools, Pinnacle Pirates, Maggard Property Management**

**-Facility condition** - Season went well overall. Baby pool an ongoing challenge due to it leaking from beneath. Can be monitored carefully to prevent leakage, but may have had a frozen and cracked skimmer underneath that would lead to tearing up decking at high cost. Adding water is more cost effective currently and this process has been carefully compared to other pools with same issue. Need drains in the pump room. Todd Slusher stressed that any issues should be mentioned to them immediately for action. Communication helps with efficiency of repairs and in addressing issues.

**-Lifeguards** - Todd was not happy with several lifeguards this season and there were resident complaints. Many had to be replaced due to scheduling or professionalism challenges. More trash cans are needed, especially at meet times, and a better bathroom cleanliness plan must be implemented. Better way for lifeguards to monitor passes must be implemented. Extra dumpster would be helpful. 3 lifeguards will be scheduled for meets.

**-Pool Passes** – Kathy Dial and John Groft reported that the current pool passes system will be re-formatted for next year. This year distribution was difficult and many people did not submit the application for their passes. In turn, there was an abuse of passes that will require a better plan. This is currently being reviewed by BOD with the help of Pinnacle residents, Maggard, and Lex Pools.

**-Clubhouse Rentals** – this process will remain the same this year and be scheduled by Lexington Pools. As far as space for groups, the BOD is currently reviewing this; however, Pinnacle resident groups take priority and it on a first-come, first-serve basis. It would be helpful to have extra tables that residents could use for their events. These would be stored at the clubhouse for their use at events only.

**-Storage and Interior** – eventually adding built on storage, a snack bar, and also reviewing the interior design, such as floor tiling and furniture might be reviewed to make for a more convenient and attractive facility. Storage designs might be submitted to BOD and then bids might be taken. This is extremely important for our swim teams, Lex Pools, residents, vending, etc.

**-Playground** – The playground next to the pool could use mulch and equipment upgrades.

**-Pool Parties** – Residents came with guests for impromptu parties and often took up many tables. Guests have to pay guest fees and any party pays the rental fee. Lex Pools needs the heads up if the party contains 15 or more people, so lifeguards may be hired.

**-Vending Machines** – Dennis Brawner reported that this was going well – a great service to swimmers while being profitable. Servicing the machine has been challenging with its popularity and a need for a volunteer to stock the machine would be helpful. Hiring a service company has not always been productive. The machines also need to be braced to avoid tipping or rocking. Discussion of purchasing new machines is being reviewed.

**-Chair Strapping** – Lex Pools did a great job taking care of this for us this year. Thanks!

**- Pinnacle Pirates Liaison** – The BOD welcomed the Pirates to select a liaison who would attend BOD meetings regularly or as needed for communication. Also, it was suggested that the person selected by the Pinnacle Pirates might run for a BOD position.

**-Open Swim Times – The pool will re-open after closing for tent covering on October 5<sup>th</sup>.**  
Open Swim for residents with passes will be M, W 6-8AM, Sat. 4-8PM, and Sun. 2-6.

**4. Fall/Winter 2009/2010 Pool Tent Covering – Lexington Dolphins**

-Currently the pool will be closed from September 26-October 3 for winter tent covering. The required deck foundation upgrade involves a concrete slab being placed to meet code regulations. \$23,000 has been invested. In addition, pool lights have been replaced at \$3,000. The BOD will review gas billing this year with the Lex Dolphins to look at usage of Pinnacle vs. Lex Dolphin Swim Team usage. Having a temperature monitoring system will be reviewed to keep costs and temperatures appropriate.

**5. Swim Team Web Pages** – Both the Lexington Dolphins and Pinnacle Pirates will have web pages on the pinnaclehoa.org website. All costs and management of these pages has not been discussed, but web construction, cost, and information submission processes will be reviewed and then later approved by BOD. With the help of both outstanding organizations, these pages will be created to facilitate links to pages that will informative, cost-effective, and useful to the community.

**6. Loan Payments for the Clubhouse / Pool Fees Collection** - Based on current financials that are very positive, the BOD is currently considering paying the pool and clubhouse loan down faster during a low interest rate time. It is anticipated that the clubhouse loan will be paid off in 2010 or before. This may allow pool dues to be dropped for residents, which is currently a goal of this BOD. Kathy Dial reported that dues were collected from 876 homes this year which was much higher this year - \$60,000; 20% of this figure went to legal counsel for collection fees. Outstanding dues are being pursued. Any residents who have concerns or questions regarding their accounts may call Kathy Dial at Maggard Property Mgmt. at 269-2222.

**7. Deed of Restrictions Changes** – The BOD has been reviewing the current deed of restrictions for updating. The BOD unanimously voted that the DOR needs to include the following information: The developer who still owns at least one lot in the Highland Lakes (Pinnacle) Subdivision should be asked to amend all deeds of restrictions for the subdivision to 1) ban above ground pools, 2) ban outdoor storage sheds, 3) basketball goals, whether permanent or temporary, must be located from the mid-point of the driveway to the home, (not mid-point towards the end of the street), 4) direct the association's attorney to draft said amendments and forward to the developer for execution.

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

**Next HOA Meeting – TBA**

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

Minutes respectfully submitted,  
Alison Clendenen