

May 4, 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 – Feb. 26, 2009 7:00 PM, Approved

4. Financial Report - Maggard Properties/Pinnacle Board Member

-Reviewed all financials for HOA, pool and clubhouse. Any residents who have concerns or questions regarding their accounts may call Kathy Dial at Maggard Property Mgmt. at 269-2222.

5. Old Business

-533 Southpoint owner has not complied with fencing and attending to unsold property. The \$500 monthly fee will continue until mutually agreed upon conditions have been met. –Rock removal will commence behind designated area behind Fiddler Creek to ensure resident safety. Estimates collected and removal approved. –Safety Watch program-only 2 people responded to call for volunteers. Sign-up sheets for volunteers will be placed at upcoming pool events.

–**Pinnacle Yard Sale May 9th from 8AM to 2PM.** Ad placed in Waterford pool invoicing. Signs and banner placed in the neighborhood.

6. New Business

-Arrangement for pool dues payments - call Maggard Property Mgmt. at 269-2222. –Open Swim is over and take-down of the tent will begin May 8th and take 2 weeks, at which time clubhouse painting and maintenance is scheduled as well.

-Resident requested assistance with pool dues due to living on a fixed income. While we understood the situation, the BOD agreed that pool fees would need to be met with a payment plan that was set up through Maggard Property Mgmt. –Resident on Rose Hurst brought our attention to a drainage problem behind said property. This will be viewed and assessed as an HOA or property owner, builder, or HOA responsibility.

-Clubhouse painting estimates being collected for review. Also reviewing pool solar cover estimates to maintain heat and protect pool – checking with Todd at Lexington pools. –Converting doors at pool to eliminate fence and investigating all aspects of installation at this time. –Estimate for speedbumps on Fiddler Creek was higher than anticipated. HOA would be responsible for about \$6,000 which is 40% of the total estimate. 65%. Signatures of approval from Contessa and Fiddler Creek residents required to get city approval. –Resident attended meeting to express collective neighborhood interest in lowering pool dues next year to \$150-\$200 next pool season. It has been the goal of the board to aggressively pay off the HOA loan that gives us ownership of the pool as residents. A \$50,000 payment was recently made and that is to the credit of our neighborhood. The BOD expressed that we too are responsible for the same fees and some of us do not use the pool, however, we will have to review how we finish the pool season, review financials, and review next year's collections as well. The BOD welcomes opinions and meeting visits from Pinnacle neighbors at any monthly meeting. –Currently the BOD was informed that the city is reviewing the placement of the stop sign located at Josiah and Clearwater. That is as much information about that that the BOD has at this time. It will be reviewed again and residents' opinions about this matter will be taken into consideration with regards to any future city plans. Resident stated that the currently posted format for financials that we have been doing online was helpful to residents.

-Bill Meck, our newest board member, has been championing several social events, namely the pool kick-off on **June 6 from 12-6PM** and the 21 and over adult's party complete with 70's band. More details to come.

7. MEETING CLOSED at 8:45 PM

Next HOA Meeting – TBA

Minutes respectfully submitted, Alison Clendenen

