

June 23, 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 – May 18, 2009 7:00 PM, Approved

4. Financial Report - Maggard Properties/Kathy Dial, Maggard Property Management

-Reviewed all financials for HOA, pool and clubhouse.

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. Any residents who have concerns or questions regarding their accounts may call Kathy Dial at Maggard Property Mgmt. at 269-2222.

5. Collections Report – Nathan Billings, PHOA Attorney

-Reviewed current collection status and reviewed options for legally pursuing outstanding debts. The options consisted of a litigated collection or implementing liens. The BOD is considering and weighing these at the present time.

6. Old Business

-533 Southpoint has complied with fencing, but property has not been registered for sale online on LBAR. The \$500 monthly fee will continued until mutually agreed upon conditions have been met.

–Rock removal will commence behind 897 and 901 Fiddler Creek to ensure resident safety.

Estimates collected and removal approved, but still in the planning stage.

-Pinnacle Yard Sale – May 9th 8AM-2PM successful event with signs and banner

-Veterans Park Pool Party – school permitted to rent the pool with student resident and student guest passes. Went very well.

-Pinnacle Summer Kick-Off Pool Party – a big success. Thanks to everyone who helped to make this a wonderful event. Food, music, and games were provided.

-Resident collected signatures for petition keeping 4-way stop sign at Josiah and adding a 3-way at Southpoint and Clearwater. Collected required number of signatures submitted to Ed Lane and council member Brad Fraiser, LFUCG, will request a traffic report. Fall 2009 request adding 3-way

-Pinnacle Pool – Lexington Pools noted health inspection on both pools – 100% - repaired gates to pool area. Fence into pool area was redesigned to allow larger deck area.

Clubhouse – quote obtained from Brett mariner Painting – approved \$950 – painted prior to opening day

7. New Business

-Arrangement for pool dues payments - call Maggard Property Mgmt. at 269-2222

-Insurance – Cambridge Insurance – application complete for green space, creeks, and pool party coverage. Application being completed with Maggard Property Management and BOD.

-A Midsummer Night's Disco Party will take place for adults 21 and over on **July 18 from 8-11PM** at the Pinnacle Clubhouse. Join us for 70's fun with a 70's band. Costumes are optional and there will be a \$50 gift certificate for the best costume. See our website for more details.

-Website reviewed for correctness, updates.

-Clubhouse Vending Machines – stocking and maintenance – BOD will hire an outside agency to service and stock.

8. MEETING CLOSED at 9:00 PM

Next HOA Meeting – TBA

Minutes respectfully submitted, Alison Clendenen

