

August 12, 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 – June 23, 2009 7:00 PM, 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 paying the pool and clubhouse loan down faster during a low interest rate time. Review of June 30, 2009 financials look good. \$57,734.54 (6-30-09 update) on loan balance. 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

-Nathan Billings submitted legal issues with BOD – reviewed and proceeded with recommendations.

-Insurance – secured policy with Cambridge Insurance to cover private events at pool/clubhouse.

-Social Events- Pinnacle Adult Party on July 18th was successful. Approximately 60-70 people in attendance. Ended at 11:30. Great band, guests, decorations, beverages, and costumes. Thanks to Bill Meck and the PHOA BOD, as well as Mrs. Payne for making this evening possible.

7. New Business

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

-GUEST: Chris Clendenen, pinnacle homeowner, met with the BOD at the start of this meeting to bring his research regarding this trail issue.

-Basketball goal restrictions- some people in the neighborhood have built goals in the street or have rolled goals into the street. These will have to be removed and deeds will have to be met. Website and homeowner deed of restrictions contained rules and regs regarding installation.

-Pool Vending Machines-need to hire outside agency to stock and service machines because they have become so popular.

-Meeting being scheduled with the Lexington Dolphins, Pinnacle Pirates, Lex Pools to review pool season and any issues. May need to hire a part-time person at Maggard to help manage all of the pool billing and duties next pool season because it is very time consuming.

-Website updates discussed.

-End of Summer Pool Party – Sunday, Sept 6, 2009. 2-6PM. DJ, pizza, fun. BOD sponsoring. Free to all residents and registered guests.

8. MEETING CLOSED at 9:20 PM

Next HOA Meeting – TBA

NEXT ANNUAL MEETING FOR RESIDENTS NOVEMBER 12th at 7PM

Minutes respectfully submitted,
Alison Clendenen