

Pinnacle Homeowners Association, Inc.
Meeting Minutes – Oct. 27, 2008 7PM
Website: <http://www.pinnaclehoa.org/>

1. Meeting Called to Order

2. 2008 Board of Directors John Groft, president, Dennis Brawner, vice president, Thom Payne, director of operations, Alison Clendenen, secretary

3. Reviewed Last Meeting Minutes – Sept. 25, 2008 7:00 PM

-Many residents attended last meeting. Motion made to approve minutes as read.

4. Financial Report - Kathy Dial, Maggard Properties

- Review current note balance and BOD request to make a large payment on balance of \$40-\$45,000. Maggard Properties bookkeeper to review the amount and report back to BOD Reviewed current fee from Maggard for HOA management and possible fee for HOA and the pool/clubhouse fee for 2009. Maggard will be adding collections and management of the facility which was handled by Lexington Pools in the past. Maggard Properties will be present at the annual HOA Meeting Nov 13th to review financial.

5. Old Business

-Clubhouse/Pool Scheduling – got feedback on what residents wouldlike to have available. Set up morning lap swim Mon. and Wed. 6-10 AM and Saturday Open Swim 4-8PM. Pool Membership-monitoring residents/visitors – 2008 Winter and 2009 Spring – new strict policies. Quarterly newsletter mailed Oct. 21st – announced 11/13.08 HOA meeting at 7PM. Winter Pool and Clubhouse hours, deed & restriction reminders, email sign-ups on website, pet leash law, dog barking ordinance, dog litter on lawns, City police reviewed teenage curfew law – younger than 18-yr-olds Sun-Thurs 11 PM. 2009 BOD positions and committee chairpersons and committee members. Need nominations and elections at Nov. meeting. 2008 Neighborhood Summit – Saturday Oct. 25th 8-1 – Sponsored by LFUCG - \$5 person. Website updates – HOA & BOD meeting and Deed & Restrictions are to be uploaded.

6. New Business

-2009 Proposed Budget – BOD formulating HOA and Poolhouse budget to be approved and voted on at Annual HOA meeting.

-Pinnacle Fall Party – Held Sat. October 25th 4-6PM. Huge success. Organized by Cadena Schaffer and Adair Mattingly. Approximately 75-100 people attended. Kids had a great time. Michelle Zackman also helped along with other parents.

-Pinnacle Winterfest Party Plans – Another party before year end is being planned. A movie and games for the kids will be done. (December).

-BOD Approved vending machine purchasing (2 machines) from Global Vending Group, Inc. for the total price of \$3784 including delivery and setup. The cost also includes a 1 year supply of cleaner for the dollar bill changer and coin exchange. One unit is a snack machine holding up to 40 items and a drink machine holding up to 10 selections of drinks. There will be a 120 day warranty on all parts and a local tech is available for repair work. Motion was made and acceptance passed by BOD.

Healthy snacks to be made available.

-BOD sent resolution from lawyer Nathan Billings for the Pinnacle HOA by-laws Article III (A) of the “General Powers” of “Directors” is amended to add section (12). By-laws were signed by John Groft

-November 13, 2008 HOA Annual Meeting Elections for 2009 BOD positions will take place. The election will consist of resident members voting on 5 candidates and a tally of names will be collected by a non-current member of the BOD. An announcement will be made listing the top 5 names will be collected by a non-current member of the BOD. An announcement will be made listing the top 5 names getting the most votes. Those 5 names will be asked to fulfill the 5 positions that make up the Pinnacle Board Directors. The 5 members of the 2009 BOD will meet early in January 2009 to determine the positions to be assigned.

**7. -NEXT HOA Meeting is in November 13
Meeting closed at 8:45 PM.**

Minutes respectfully submitted, Alison Clendenen