

**Pinnacle Homeowners Association, Inc.**  
**Meeting Minutes – Nov. 13, 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** – Oct. 27, 2008 7:00 PM

**4. Financial Report - John Groft, BOD President/Maggard Properties**

- Review current note balance and BOD request to make a large payment on balance of \$40-\$45,000. Maggard Properties reviewed 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 adding collections and management of the facility, which was handled by Lexington Pools in the past. Maggard Properties reviewed financial. John Groft reviewed budget. Very happy that Maggard has helped us collect over 90% of outstanding HOA fees. Also, the lien process that is in place has been useful in motivating people to take care of their bills.

**5. Old Business**

-Clubhouse/Pool Scheduling – got feedback on what residents would like 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. 21<sup>st</sup> – 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. Website updates – HOA & BOD meeting and Deed & Restrictions are to be uploaded.

**6. New Business**

-Officer Langley came and reported that there was 1 burglary in the neighborhood and 1 purse stolen. She mentioned that the LFUCG police will come to do security surveys in residents homes for free if they are interested in beefing up their security and identifying improvements and strengths. We will put the police link on the web. 311 can be dialed for emergency numbers and police radar can be requested for streets where speeders are a problem. Saron turned up many tickets during radar time.

-2009 Proposed Budget – approved and voted on at this meeting.

-Pinnacle Fall Party – Held Sat. October 25<sup>th</sup> 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 took place. All board members were re-elected for another term in their current positions and Mr. Bill Meck joins the Pinnacle board in the capacity of Community Liaison. We look forward to working with him and welcome him. Congratulations, Bill!

**7. MEETING CLOSED at 8:30PM - NEXT HOA Meeting TBA**

Minutes respectfully submitted, Alison Clendenen