

Pinnacle Homeowners Association, Inc.
Meeting Minutes – January 17, 2008 7PM
Website: <http://www.pinnaclehoa.org/>

1. Meeting Called to Order

2. Board of Directors Positions Assigned for 2008-2009

John Groft, Pres. 420-7355 john@johngroft.com

Dennis Brawner, Vice Pres. 983-6024 dbrawner@dixianafarms.com

Lisa Wellings, Treasurer 338-5655 lwellings@insightbb.com

Thom Payne, Newsletter/Additional Operations 321-2608
ukthom@insightbb.com

Alison Clendenen, Sec. 335-6065 alisonjc3@insightbb.com

3. Reviewed Last Meeting Minutes- Nov. 29, 2007 7PM – Annual Meeting

4. Treasurer Report – None at this time. 90% of HOA fees have been collected.

5. Old Business

Website: Update website with monthly minutes, newsletters, and pertinent information. John will investigate getting the deed/restrictions in file format so each resident can access those online. Alison will send minutes to our web developer directly.

Abandoned House: Dennis is pursuing this issue at 533 Southpoint. The city was contacted, but only put up caution tape. Dennis calling concerned neighbor, Linda Leming with follow-up. Issue of it being abandoned and dangerous to children at play. Jo Gawthrop realtor associated with the house. Glen Hoskins represents Jo Gawthrop and PHOA.

Crime Report: Alison made point that if we can get a copy of local police reports, we might, as a board be able to inform residents if there are any red flags, i.e. break –ins within a short time frame. This may not be a current issue, but looking at protecting residents and being aware and watchful of our property and our neighbors. John will get this report.

Fiddler Creek Speed Humps: Thom is following up on this. Money is in the HOA budget. The cost will be \$2100 or less. These have been approved for this street by the city upon completion of their speed assessment. Thom will be following up with Ed Lane's office and will find what HOA's responsibilities are in working with the LFUCG in getting this completed.

West Hickman Trail: Votes are in and these will be disclosed as soon as possible to local residents via a mailing. In addition, the HOA will meet with attorney Bruce Simpson a.s.a.p. to put together a response to the LFUCG.

Clubhouse Loan Buyout: Thom is collecting information from 4-5 institutions to see what is going to be needed to pursue a possible loan for buying out Haymaker. Updates will come back to the BOD through Thom.

Lexington Dolphins Contract: Currently reviewing proposal from the Lexington Dolphins Swim Team to use our clubhouse and pool in the off-season. HOA sees this as a potential benefit at this time. Provided that they install the heater, maintain the clubhouse, provide winter swim lessons to Pinnacle residents if there is an established interest, and bring in revenue for renting, this would bode well for residents. There is the question of the tent that would have to be installed to cover the pool and if residents would be in favor of that. Will continue to gather information. They would rent from Pinnacle from the end of Sept.-May.

Street Signs: HOA has received calls about street signs that are in disrepair. We have plans to get those fixed and the funds to do so. Thanks for the patience.

Communication: It is our goal to make communication as easy as possible. We strive this year to keep the web updated and to continue to provide updated newsletters to residents. It would be helpful to develop neighborhood relations that involved having a resident, or street liaison, who could join us in an effort to provide residents on their streets with communication at needed times.

6. **Old Business:** Aforementioned issues listed above being currently pursued.

7. **Meeting Closed** – date for Bruce Simpson meeting and HOA meeting to be set.