

**Pinnacle Homeowners Association, Inc.**  
**Meeting Minutes – Jan. 8, 2009 7:15 PM**  
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, Bill Meck, Community Liaison, Alison Clendenen, Secretary
3. **Reviewed Last Meeting Minutes** – Nov. 13, 2008 7:00 PM
4. **Financial Report - Maggard Properties**
  - Reviewed 2008 financials – Oct. 1- Dec. 31, 2008
  - Reviewed and updated 2009 HOA and Pool/Clubhouse budgets
  - Motion made to approve 4<sup>th</sup> quarter 2008 actual as read. Approved.
  - Motion made to approve amended 2009 HOA and Pool/Clubhouse budgets as read. Approved.
5. **Old Business**
  - Letters sent to residents who are delinquent in paying HOA fees. BOD discussed fine values for property owners who had not paid fees for a long time and were not on a payment plan in good faith. Owners who are behind may investigate payment plan options with Kathy Dial at Maggard Properties at 269-2222.
  - Web: Social Events page added to website featuring Santa Swim event. Social Events setup is a template for future events to save time and cost. Neighbor's Businesses and Deed of Restrictions link to follow. Cost per page is \$200. Have new webmaster who is outstanding and fast.
  - Reviewing open swim time needs. Some times are vacant while there is a need at times we don't have open. Assessing this for adjustment.
  - Pinnacle by-law amendment passed. Article III (A) of the "General Powers" of "Directors" was amended to add section (12) which gives the HOA the right to hire legal counsel which we did to collect any fees or charges associated with legal conflicts.
  - Safety watch material handed out. 12 residents signed up. Thom will work on this – may need to go door to door.
  - Awareness Program –signage \$12.50 each for additional signs – link on website
  - Vending machines under review as far as what else can be stocked.
6. **New Business**
  - Lexington Pools 2009 Management Contract – discuss and approval – future meeting with Todd Slusher
  - Need to have assessment removal of rock behind homes near bridge on Fiddler per resident request.
  - Bill will enlist people to work on the social committee, Thom will work on safety watch and neighborhood crime, Alison web, Dennis – deed of restrictions, and John -gov't affairs. Thom will work with the city about speed deterrent planning.
  - Alison will get photo waivers for website.
  - Discussion of what to add to the next newsletter. Trying to move from paper to web-only and might encourage a community garden of some type that kids and parents could get involved in.
  - Thom will work with Herald-Leader to do a free neighborhood blog
  - New regulation pool drains are back-ordered
  - General clubhouse and chair maintenance monitored, discussed.
7. **MEETING CLOSED at 8:30 PM – NEXT HOA TBA** – minutes respectfully submitted, Alison Clendenen