

Pinnacle Homeowners Association, Inc.
Meeting Minutes – Sept. 25, 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 - June 26, 2008 7:00 PM

32 residents present and register (27 Families represented) Motion made to approve minutes as read.

4. Treasurer Report - Maggard Properties/ Pinnacle HOA Treasurer

Review of 2008 Financial as of Sept 25, 2008

5. Old Business

-Haymaker clubhouse /pool buyout – loan acquired \$272,000-bought out past loans and assets. This may reduce future pool dues once loan is paid off. This is a BOD goal for residents.

- 533 Southpoint-Maggard properties was contacted to provide HOA /Pool Due balances for closing

-West Hickman Trail – No contact from LFUCG since May 16th – City announced today \$2M check that will go to building other parts of trail

-Lexington Dolphins Contract - \$1500 per mo. lease agreement – Sept. –May

-2009 Board of Director Positions and Committee Chairperson and Committee Members – need nominations for board in upcoming meeting and volunteers. Nominations and elections held at annual meeting in November 2008.

-Safety Watch Program – Officer Tricia Langley – provided overview of program for residents to consider. She can provide materials to get us started.

-Annual meeting traffic complaints – emailed 7/22 report summary – 50 citations were written since June. <http://www.lexingtonpolice.lfucg.com/Default.asp> -Lex division of Police Website

-Website – updated meeting minutes posted – clubhouse/pool hours –other info-By-laws being updated, new fall and winter pool hours, party reservation info for pool clubhouse, and an electronic newsletter will be in place to cut print costs.

6. New Business

-Nathan Billings, McBrayer, McGinnis, Leslie, & Kirkland PLLC, is now handling HOA pool liens and collections

-Todd Slusher, Lexington Pools discussed management responsibilities with the BOD. Chairs will be re-strapped or ordered as needed. Other responsibilities, such as pool maintenance and water treatment were outlined including new safety regulation drains. Mr. Slusher and Lexington Pools will be working directly with the Dolphins and the BOD. Fees from Lexington Pools will be the responsibility of the Dolphins from Sept.-May.

-Pool vandalism – families were notified and it was determined apprehended youths would perform some pool/clubhouse jobs. Motion sensors have been installed to discourage any future vandalism.

- Opportunity to view new pool cover. Begin total enclosing of pool to reduce noise.

-NEXT HOA Meeting is in November – watch the web – TBA

7. Meeting closed at 8:30 PM. Minutes respectfully submitted, Alison Clendenen