

**Pinnacle Estates Association
Annual Meeting**

June 1, 2024

Roll Call of Officers:

Present: President: Sharon Williams, Vice President: Mark Van Haaren; Secretary: Irene Jarvis,
Treasurer: Julie LaPrairie.

Board of Directors:

Present: Mark Van Haaren.

Absent: Corey Stroh, Bonnie Huntoon-Crandall, Cindy Halamar, Sharon Whyte

Building Committee:

Present: Mark Van Haaren, Adam Zingalis

Absent: Corey Stroh, Jim Hilton

Minutes of June 3rd, 2023:

Minutes of the last meeting were read by Secretary, Irene Jarvis. Motion to accept the Minutes as read was made by Jeff Fundukian, second by Al Boshaw. Motion carried.

Treasurer's Report:

The Treasurer's Report was read by Treasurer Julie LaPrairie.

Beginning balance on 05/01/2023: \$10,606.56 (Checking: \$8747.69/Savings: \$1058.87)

Payments Received: \$5699.00 Deposits in Transit \$1150.00 = \$6,849

Expenditures: \$6,058.64 (Yearly Expenses - Daniels Septic - \$600, Liability Insurance - \$920.00, Lawn Care - \$2,000.00, Picnic Tables-\$550.00, Gravel-\$1,400, Food, Postage, Bank Fees. -\$588.64)

Ending Balance: 4/30/2024 - \$6,403.56 plus outstanding dues to be paid.

Motion to accept Treasurer's Report was made by Al Boshaw and seconded by Jeff Fundukian. Motion carried.

Building Committee Report:

There was no new information from the building committee.

Old Business:

- 1) Picnic Tables: Four were purchased and available for use in the pavilion. Thank you, Julie LaPrairie, for getting the association a great deal on the purchase.
- 2) Brine: A Motion to pay Eastern Dust Control to brine the roads, one-time, at a cost of no more than \$2,500.

After much discussion, including Art Largess dissent stating the township should have money to provide the service since Gypsy Moth spraying has been discontinued, the Motion, made by Al Boshaw, seconded by Laura Zingalis and opposed by Art Largess, carried.

Al Boshaw agreed to contact Eastern Dust Control, who will coordinate with road grading, for the final cost.

New Business:

- 1) Association Dues: A Motion to raise association dues to \$75.00 per year, beginning January 2025.

The association's responsibility is to use the money from dues, to benefit the residents. Last year, gravel and picnic tables were placed in the pavilion and this year, road brine and park cleanup. The association has basic annual costs as noted above in the treasurer's report. Julie noted that as costs rise, reserves will begin to dwindle so this will create a reserve which will be reviewed/adjusted yearly. Motion by Al Boshaw, seconded by Jeff Fundukian, opposed by Art Largess. Motion carried.

- 2) Miller Road Park Cleanup: Sue Davis raised the issue of the ½ park on Miller Road. Adam Zingalis described the required repairs and made a Motion requesting \$1,200 for lumber to complete the repairs, it was 2nd by Lisa Smith and the Motion was carried. Volunteers will be needed once a construction date is determined. More information will be posted on our FB page.
- 3) Short Term Rentals: Air BnB/VBROs. A Motion was made by Mark Van Harren to send a letter to Air BnB and VBRO to remove/not accept listings within the association and to amend the Declaration of Building and Use Restrictions #2 Use to add the wording, "including short term rentals less than 28 days" at the end of the first line, after the words "any commercial purpose". Motion was seconded by Julie LaPrairie. Al Boshaw made a Motion to add a \$500 fine to be imposed for each violation and was seconded by Laura Zingalis. Both Motions carried. Sharon will confirm with Attorney Patrick Winters to clarify the issue of whether a violation fee can be charged by an HOA.
- 4) Pavilion Access: A chain will be placed across pavilion access when in use for a private party. A copy of the key will be given to Daniels Septic and lawn care company. Please respect the park area when private parties are in attendance.
- 5) Election of Officers: Election of Officers for the 2025-2027 term voted unanimously.

President: Sharon Williams – (989) [REDACTED]

Vice-President: Shelly Williams – (989) [REDACTED]

Secretary: Laura Zingalis – (989) [REDACTED]

Treasurer: Mark Van Harren – (989) [REDACTED]

Board of Directors: North side, Jeff Fundukian and Sue Davis, South side, Art Largess and Jim Diffel

Building Committee: N/s, Jeff Fundukian and Adam Zingalis, S/s, Adam Francis and Mark Van Harren

Motion to accept elections, made by Al Boshaw, seconded by Laura Zingalis. Motion carried.

Motion to adjourn was made by Al Boshaw. All in favor, no one opposed. Motion carried.

Respectfully submitted,

Irene Jarvis
Secretary
Pinnacle Estates Association