

Pinnacle Peak Estates Unit II HOA Meeting November 19, 2020 at 6:30 PM

Meeting was called to order at 6:33 PM by Janet Foster, Board President. The Board Meeting was conducted and recorded using GoToMeeting software allowing internet and call-in access

Attendance:

Present: Janet Foster, Paul Overbeck, Janice Gallant, Bob Gallant, Lori Schuller, and Craig Rethwill. Cindy Kelly's proxy held by Lori Schuller.

Members: Approximately 10 additional homeowners joined the call.

A. Motions

- a. A motion was made by Paul Overbeck to approve the October 29, 2020 Board meeting minutes. The motion was seconded by Bob Gallant and passed unanimously.
- b. A motion was made to adjourn the meeting by Craig Rethwill and properly seconded by Lori Schuller. Motion passed and meeting was adjourned at 8:17 PM.

B. Action Items

- a. An action was taken by Bob Gallant to get an estimate from RoadRunner and others on some additional areas of clean-up along 80th Street where old asphalt debris was dug up from the original paving work when the ground was dug up along the road to put in the new reenforced edges.
- b. The Board also took an action to see if the 7-9-inch fall-off from the roadway on 80th street is a liability issue.
- c. Paul Overbeck took an action to put together a proposal for funding our capital reserves that the Board will review at our next meeting December 17th. The plan is to get a proposal approved by the Board that can go to the community for approval in Q1, 2021 that would go into effect starting January 2022.
- d. Craig Rethwill took an action to invite anyone interested in serving on the Board or one of our committees to reach out to him (the Board Secretary) at secppeu2hoa@gmail.com. We need to get ballots out to homeowners in January so voting is complete in time for the annual meeting in February.

C. Committee Reports

- a. Capital Assets: Bob Gallant
 - i. Still some minor clean-up on roads work to complete and that will begin November 30th and should be wrapped up by first week of December.
 - ii. The seal coating of the roads, which is part of this contract will be completed next November as planned
- b. Architectural Committee: Lori Schuller
 - i. Two properties have begun work on new septic systems without contacting the Architectural Committee and sending in a \$2000 deposit. This is a significant concern since some large equipment is being brought in to do

this work and we are concerned about possible damage to our new roads.
Lori has spoken to one of the homeowners and a deposit will be sent in.
Lori will reach out immediately to the second set of homeowners.

- c. Treasurers Report: Paul Overbeck
 - i. Paul will continue to work with the Board members to have a 2021 budget proposal prepared for our next meeting on December 17th.
- D. New Business
 - a. Funding Reserves
 - i. Paul reviewed 2 proposals for funding our HOA's capital reserves.
 - a. Add a \$5,000 Enhancement Fee or Capital Contribution Fee when a house is sold in the HOA as Los Gatos does or,
 - b. Add an annual Reserve Assessment of between \$260-\$300/lot/yr. in addition to the current \$450 annual Operating Assessment each homeowner pays to maintain the community.
 - ii. Paul still needs a better estimate for capital reserves for maintenance of Washes and Hardscapes/Landscape and will work with Bob and Lori to quantify this.
 - iii. A discussion by the Board ensued and the preferred option is an annual reserve assessment.
 - b. Board members for 2021: Janet invited anyone interested in serving on next year's Board or one of the Committees to reach out to a Board member or send a note to the Secretary's email. Janet also encouraged all Board members to reach out to their friends and neighbors to solicit interest in serving.

The meeting was adjourned at 8:17 PM.

Minutes provided by Craig Rethwill, Board Secretary