



Pinto Point Owners' Association

Priest Lake, Idaho

Denny Christenson-Chairman / Bill Bates-Vice Chairman./ Jeff Christenson / Bryan Dearden / Jim McLean /
Jan Tewel / Dave Tewel

PINTO POINT OWNERS ASSOCIATION

SPRING BOARD MEETING MINUTES

APRIL 13, 2017

1. **Meeting called to order** – Denny Christenson at 6:30 pm.
2. **Fall PPOA Board Meeting Minutes** – the November 1, 2016 Minutes were approved.

Old Business – Proposed Fire Station on Community Services Lot progress report. Denny completed the schematic design drawings for the proposed new Fire Station and delivered them to the Cooling-Cavanaugh Fire District and the Fire District Advisory Committee for their review. The drawings were also forwarded to Tim Welsh of Garco Construction for cost estimation. The estimate from Tim was \$1,100,000 for the construction cost including tax and contingency. Denny provided a Project Cost Estimate to the fire district, which includes soft costs such as architect's fee and geo tech and surveying engineering, IT equipment and furniture as well as the construction cost estimate, which increased the total Project Cost to \$1,249,000. Chuck Lempesis has recommended a bond attorney to the fire district to assist with the annexation.

The drawings will be posted to the PPOA Tab of the PPSD website: pintopointsd.com

LPOA's (Limited Power of Attorney) – We have received LPOA's from all of the lots that have been purchased. New LPOA's will be requested for any lots purchased during upcoming VAFO and Unleased land Auction. The LPOA permits the PPOA Board to negotiate the fire station land lease on behalf of the neighborhood.

Non-profit Status – Denny has been working with Chuck Lempesis regarding the process for the PPOA Non-profit status. If Chuck is unable to conduct this work, the PPOA Board will contact another attorney.



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Expansion of the Coolin Cavanaugh Bay Fire District – the expansion would add 221 lots to the Fire District. The Fire District's Level of Interest Survey has concluded. (98.73% of respondents were interested in the fire district expansion). Addition of the 221 lots will involve an annexation petition. By law only deeded owners can sign the petition. It would be signed by deeded lot owners who agree to be annexed. For those lots that are not yet deeded, IDL will provide a means for Lessees to approve/disapprove of the annexation. IDL will sign the petition on behalf of lessees who agree to be in the annexed area. This petition will require 75% approval to pass.

Financing of Fire Station – The fire district is consulting with a bond attorney. The financing for a new Indian Creek Fire Station may be via a Local Improvement District that applies to the annexed area. The fire district will be providing more information about this as it develops.

Benefits of Annexation - The annexation of the Coolin-Cavanaugh Fire District would provide fire fighting for cabins that is currently not available. Some members who have not been able to obtain homeowners insurance, due to the lack of fire protection, would also then be able to obtain homeowners insurance. Currently some members are grandfathered in for homeowners insurance, but may not be able to sell their cabins and lots to prospective purchasers due to the lack of willingness by insurance companies to provide homeowners insurance to new purchasers.

Coolin-Cavanaugh Fire District Rent – The Coolin-Cavanaugh Fire District would rent the land for the new Indian Creek Fire Station from the PPOA and IDL. IDL and PPOA would proportionately share the rent income based upon the percentage of privately deeded lots in the neighborhood.

3. New Business –

Dues – during the next PPOA Members' Meeting, currently scheduled for July 29, 2017, members will vote on any PPOA dues. At this time, there are no expenses, other than meetings. Future expense may include fees to register as an Idaho Non-profit Corporation as required by our Neighborhood CC&R Declaration. Therefore, the annual dues amount would be very low.



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Update Website – Jan will be adding the design drawings to the PPSD website, under the PPOA tab (pintopointsd.com).

Piling Repairs – if you have not been to your cabin lately, you might not know that there are a large number of lots with bent over or broken dock pilings due to ice damage (approximately 60% are damaged in Pinto Bay). PPOA investigated the possibility for a group discount from piling companies to perform piling work in our neighborhood. Unfortunately, neither of the current piling companies was able to offer a group discount. The current piling companies are:

Northern Lakes, Kevin Hanson, (208) 428-0505 (10% cash discount)

Copper Bay, (208) 443-2193

Dock repair can be done by the Dock Doctor, Mike Waggoner, (615) 330-5270

Piling repairs might be covered by your homeowner's insurance. Check with your agent.

4. **Annual Member Meeting date – July 29, 2017, location to be determined.**
5. **Adjournment** – 7:15 pm.
6. **Next PPOA Board Meeting** – the next PPOA Board Meeting will be scheduled for October or November 2017.