

# THE PINTO POINT POST

A Pinto Point Owners' Association Newsletter to its members; the 53 cottage site owners and lessees within the Pinto Point Subdivision  
May 6, 2019

---

Hello Neighbors; It's been a while since our previous newsletter. Until recently ongoing business reported in previous newsletters had not concluded, most notably non-profit incorporation and property tax appeal. Here's the latest.

---

## **PPOA AND PPSD TO HAVE CONCURRENT MEETINGS**

Revised bylaws for the Pinto Point Owner's Association and Pinto Point Sewer District will stipulate that each have an annual member's meeting. Currently each Board has the same Directors and the Board meetings occur one after the other on the same day.

In the future each organization will have their annual meeting one after the other on the same day.

---

## **2019 PPOA, PPSD MEETING SET**

This year's Pinto Point Owner's Association annual member's meeting will be on Saturday, July 20<sup>th</sup>. The meeting will begin at 10:00 am on vacant lot 209. That's where the meetings were prior to last year. It will be followed by the annual meeting of the Pinto Point Sewer District. Bring your coffee cup and chair. The agendas will include voting on revised bylaws. The changes are recommended by the attorney who has assisted with non-profit corporation status. We'll also elect a new PPOA Board Chairperson. Our PPOA guest speaker will be from the State to inform us about milfoil treatment.

---

---

## **PPOA OFFICER CHANGES**

Jim Bell and Melanie Mikkelsen joined the PPOA Board during our 2018 annual Member's meeting. On April 23<sup>rd</sup>, the Board voted Jim Bell as vice chairman. Jim fills the position vacated by Bill Bates who sold his leasehold.

Former Chairman Denny Christenson previously notified the Board that he is stepping down. Denny has agreed to serve as interim chairman through the 2019 annual member's meeting.

---

## **PPSD OFFICER CHANGES**

Last year Jim Bell and Melanie Mikkelsen also became members of the sewer district board. Also last year Denny Christenson stepped down as Chairman and was replaced by Dave Tewel and Vice Chairman Bill Bates left the Board. On April 23<sup>rd</sup>, the Board elected Jim Bell to become its Vice Chairman. Finally, the current terms are expiring for board members Dave Tewel and Jan Tewel. Ballots and an annual invoice were emailed to you on April 30<sup>th</sup>. Be sure to vote and pay the amount due.

---

## **SEWER DISTRICT CHANGES**

The Pinto Point Sewer District was so named in 1981. The Board has been unable to currently verify its designation as a "District. The Board had an attorney review the status and the attorney recommended it become a nonprofit corporation. Upon

completion of its non-profit status it will become known as the Pinto Point Sewer Association.

---

## **P.L. PROPERTY OWNERS WIN ASSESSMENT APPEAL**

On February 4<sup>th</sup> District Court Judge Cynthia Meyer ruling in favor of 28 property owners who appealed their 2017 land assessment and one who appealed his 2016 land assessment. A copy of the Bonner County Daily Bee article is attached. The 29 appellants have received property tax credit and court costs.

The Court's determination that IDL auction sales are legitimate appraisal comparable sales and rejection of meandering line measurement for valuation purposes is a major blow to the prior assessor's assessment methodology which resulted in assessed values that greatly exceeded fair market value.

It is hoped the Court's decision will help the current assessor to determine valid property values.

The Priest Lake Cabin Owners Association (PLCOA) facilitated and provided financial backing for the District Court appeal. Their predecessor, the Priest Lake State Lessees Association (PLSLA) facilitated appeals to the BOE in 2015 and 2016. In 2015 assessed values were rolled back to the amount paid to IDL. In 2016, the BOE threw out the meandering line and reduced assessed values by the amount assigned due to the meandering line measurement. In 2017 the BOE refused to correct the

# THE PINTO POINT POST

A Pinto Point Owners' Association Newsletter to its members; the 53 cottage site owners and lessees within the Pinto Point Subdivision  
May 6, 2019

---

exaggerated assessed values and PPOA facilitated the successful District Court appeal.

---

## **PLCOA ANNUAL MEETING JUNE 8<sup>th</sup>**

The annual meeting of the Priest Lake Cabin Owner's Association will be on Saturday, June 8<sup>th</sup> at the Inn at Priest Lake. PLCOA, formerly known as PLSLA, has been advocating for its members since 1967. Thanks to their leadership lessees now have the opportunity to purchase their land. Thanks in part to their backing our property taxes will be based upon fair assessment values, saving owners thousands of dollars in property taxes. You are encouraged to attend the meeting and join PLCOA.

---

## **2019 VAFO**

IDL has received 36 applications for the 2019 VAFO (Voluntary Auction For Ownership). Four of the cottage sites are in our Pinto Point neighborhood. To date IDL has not received any applications for unleased lots; 3 of them are in our neighborhood. The deadline for those applications is June 7<sup>th</sup>. The auction will be held at the Coeur D'Alene Resort in August.

If all four leased and none of the 3 vacant Pinto Point lots are purchased next August, there will remain 3 vacant lots and 8 leased lots yet to be purchased. At that time 79% of the cottage sites in our neighborhood will be privately owned.

## **FIRE DISTRICT EXPANSION REMAINS ON HOLD**

There has been no change to the status of the proposal to expand the Coolin-Cavanaugh Bay Fire Protection District (CCBFPD) to include an additional 221 lots including our neighborhood. The proposal remains on hold until funding can be assured for the annual maintenance and operation of the expansion area.

---

## **NEW IDL DIRECTOR**

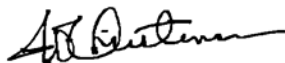
Dustin Miller is the current Director of the Dept. of Lands. Dustin has been an administrator of the Governor's Office of Species Conservation since 2012. Dustin replaces Tom Shultz who left IDL after 6 years to become VP of Governmental Affairs and Community Outreach for Idaho Forest Group.

---

## **VACATION RENTAL ORDINANCE**

We've previously reported on the Bonner County Vacation Rental Ordinance #574. This ordinance affects all property owners, but not IDL lessees, who rent their lake place in excess of 2 weeks per year. For more information, go to: <https://www.bonnercountyid.gov/departments/Planning/vacation-rental>.

See You at the Lake,



Denny Christenson,  
Interim President, PPOA