



Pinto Point Owners' Association

Priest Lake, Idaho

Chairman – Denny Christenson, Vice Chairman – Melanie Mikkelsen / Secretary - Jan Tewel / Jeff Christenson
/ Bryan Dearden / Jim McLean / Dave Tewel

PINTO POINT OWNERS ASSOCIATION

FALL 2020 BOARD MEETING

MINUTES

November 10, 2020; 6:00 pm

- 1. Meeting called to order** – Denny Christenson called the meeting to order. All Board Members were present via Google Meet, along with Nick & Becky Oltean, Todd Pearson, Dick & Sheila Rucker, Jim Bell and Jim Neal
- 2. Approve Minutes** – Board Meeting Minutes dated 4/18/2020, 8/22/2020, 9/15/2020 were approved as written
- 3. Report of Officers** –
 - a. President –Denny Christenson made a statement that only one Board Member per lot should vote. As question was raised for clarification but no Board discussion took place.
 - b. Treasurer – Jan Tewel explained the Financial Statement which covered May 1, 2020 through October 3, 2020. The first funds collected from PPOA Members occurred in May to pay legal fees for nonprofit establishment and pay back loans to Denny Christenson, Jim Bell and to purchase D&O Insurance. Invoices will be sent out to members for dues to be collected, as agreed upon by the PPOA Members, for 2021.
 - i. Financial Statement – attached.
- 4. Old Business**
 - a. **D & O Insurance** – D & O Insurance policy, with \$10,000 deductible was purchased 5/30/2020.
 - b. **PPOA CC&R revisions** – PPOA Board, Lake City Law and IDL composed revisions to the proposed CC&R Amendment No. 1. Submitted to IDL for review on 10/9/2020. Denny explained the status of this amendment. At this point a telephone conversation has taken place with Sid Anderson and Robert Follet of IDL. Their concerns are not regarding Section 3 changes in restrictions. They are concerned about the verbiage regarding Article 7, paragraph 7.5 regarding liens. They want to assure that Article 7 language will not impede

the sale or lease of an IDL owned lot. Further discussions will need to take place to determine the resolution to the wording of this Section.

Denny explained the changes to Article 1, paragraph 1.24 Secondary Building. This amendment would make changes to restrict the size of secondary structures. The current Bonner County Code state that 35% of the property may be developed. One of the goals of the CC&R's is to maintain the current character of our neighborhood. Therefore this paragraph is proposed to be amended to keep the size of a secondary structure to 1250 square feet or less.

Article 3, paragraph 3.4.a. Setback Requirements. This Amendment would reduce the side setback to 5', as listed in Bonner County Code, but would stipulate that secondary buildings constructed between the primary dwelling and the side property line would be required to be 15' from the side property line. A Secondary Building would not include uninhabitable utility structures such as a pump house, wood shed or outhouse.

Article 7, paragraph 7.4 Inspections. This Amendment would add that the Board is empowered to perform periodic inspections of work in progress to enable the Board to advise members of potential issues with the CC&R's.

Article 7, paragraph 7.5 Enforcement. This Amendment would state the legal language proposed by the PPOA attorney regarding possible fines for noncompliance with the CC&R's and the potential for liens. Denny read the entire paragraph to those in attendance.

A question was raised regarding the possibility of making the requirements of Article 7 only apply to deeded lot owners. Also, if the entire amendment did not apply to leased lot members, would the CC&R Amendment still need to be approved by IDL since they do not have jurisdiction over deeded lots. Jim Bell suggested that we ensure that this would meet the requirements of the Idaho Nonprofit Act.

Dave Tewel suggested that an addition be made to the draft Amendment that would require owners of cabins on leased lots to comply with these CC&R's upon purchase of their lot.

Denny advised the Board that he has asked Jim McLean to review the amendment for legal issues and advise the Board of any areas that might be in legal violation. It was also suggested that any question regarding a legal issue be reviewed by the PPOA Attorney.

Once an agreement has been reached between the PPOA Board of Directors and the Idaho Department of Lands, a full copy of this proposed amendment will be distributed to the PPOA Members for a vote.

The Board will continue to pursue discussions regarding this draft Amendment once we receive a response from IDL and the Attorney General's office.

4. New Business –

a. Amend Bylaws- Denny and Jan introduced the following Bylaw amendments for the Board Members' consideration:

1) VII, B – Provide for the Board to appoint officers approximately 30 days after the Annual Member Meeting. Tabled until next meeting.

2) VIII, 1 – 3: Officers to be voted upon annually and Board Members terms to be changed to 3 years. Tabled until next meeting.

3) VIII, 2 -2 : additional non-voting Trustees may be appointed by the Board. Tabled until next meeting.

4) Section 4, B: change verbiage to read “Checks over one thousand dollars (\$1000.00) shall require written approval from the President or Vice President.” This will enable online Bill Payment for annual insurance premium, etc. Tabled until next meeting.

b. Discussion regarding duties of PPOA Officers. This topic was tabled until the next meeting.

Further discussion will take place regarding these possible Bylaws changes at a later date.

c. **Other New Business** - no other new business was discussed.

6. Adjournment – Meeting was adjourned at 7:00pm