



# Pinto Point Owners' Association

Priest Lake, Idaho

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

## **PINTO POINT OWNERS ASSOCIATION**

### **SPRING BOARD MEETING MINUTES**

### **CONDUCTED BY CONFERENCE CALL**

**April 18, 2020, 9:00 am**

1. **Meeting called to order** – Jim Bell at 9:00am. All Board Members and Denny Christenson were present via conference call.
2. **Approve Minutes** – Board Meeting Minutes dated 11/9/2019 approved as written.
3. **Old Business**
  - a. **Non-profit Status** – Jan: PPOA was registered with the State of Idaho as a Nonprofit Assoc. on 12/12/2019
  - b. **PPOA CC&R revisions** – Mr. Bell & Mrs. Tewel discussed the results of the inquiry with counsel, Fonda Jovik at Lake City Law on Feb. 4, 2020, regarding the PPOA proposed CC&R changes. Counsel indicated she would propose changes and additions recommended to help ensure applicable compliance and enforcement. Those revisions are in process and are expected to be completed in May 2020.

Mr. Bell & Mrs. Tewel will finalize and present to the Board Members for review and approval, at which point the proposed changes will be presented to the Members for a final vote of approval. It is expected that solicitation for Member approval will be conducted by electronic mail.

#### **New Business**

- a. **PLCOA HOA** - Denny Christenson presented a review of the PLCOA investigation of a potential 14 neighborhood HOA. It was reviewed and decided, by PLCOA, not to pursue this approach. On an unrelated note, PLCOA would like to use the PPOA nonprofit documents & CC&R's as a template for the other neighborhoods. Mr. Christenson presented the proposal for reimbursement by the PLCOA for 13/14<sup>th</sup> of the legal fees to the PPOA for these templates at the last PLCOA meeting.

b. **Directors & Officers Insurance** – Mrs. Tewel presented two quotes for Indemnity Insurance – the Traveler’s Insurance quote at \$1,403/year & Safeco Agent Quote at over \$2,000/year, which may also require additional policies to obtain insurance from Safeco. Discussion ensued. A copy of the Traveler’s policy will be circulated for Board Member review.

c. **Other New Business:**

**Dues** – Given the growing needs of the new PPOA and the expectations for the future expenses in support of the Association, a discussion ensued regarding the amount of Member annual dues that will be needed to cover expenses, including but not limited to the cost of the insurance premium, plus fees associated with the CC&R Enforcement Committee, lot development fee for vacant lots sold and funds to reimburse Messrs. Bell & Christenson for the insurance premium loan. Discussion continued and it was decided that Mrs. Tewel will research, develop and implement the appropriate billing processes and banking accounts necessary to be maintained. All future Member dues will be deposited and managed within the PPOA Bank Account.

**Board Member re-election** – Mr. Jeff Christenson is due for re-election this year. Ballots for Mr. Christenson’s re-election will be distributed to all Association Members.

**Annual Member Meeting** – it was discussed and agreed that the annual Member Meeting which has been held on a Saturday, the first or second week in July, will be temporarily postponed due to the Covid 19 novel coronavirus and social distancing restrictions imposed by the State of Idaho. The meeting date will need to be determined at a future time.

6. **Adjournment** – With no further business, Mr. Bell adjourned the meeting 10:00am.