



Pinto Point Owners' Association

Priest Lake, Idaho

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

PINTO POINT OWNERS ASSOCIATION ANNUAL MEMBER MEETING MINUTES

July 25 2020 10:00 am

**Legacy Lot 209,
47 E. Pinto Point
Road Road,
Coolin, ID**

Meeting called to order – Jim Bell 28 cabins were represented (26 is quorum)

- 1. Introduction of new Board Members/Officers** – Jim Bell introduced himself as President, replacing Denny Christenson, who retired from the Board. He also introduced Melanie Mikkelsen as the new Vice President, replacing Bill Bates who sold his cabin.
- 2. Approval of PPOA Annual Member Meeting Minutes dated 7/20/19** – Jim Bell
The 2019 Member Meeting Minutes were approved as written.
- 4. Report of Officers**

Financial Report – Jan Tewel reported that there was no 2019 Financial Report since dues had been collected. The PPOA Checking Account balance as of July 23, 2020 was \$1033.00.

3. Old Business –

- a. Priest Lake Incorporation – registered with the State of Idaho on 12/11/2019**
- b. CC&R amendment status** – Jim Bell & Jan Tewel worked with the PPOA Legal Counsel to draft CC&R changes which will establish the PPOA as the control for the CC&R's, instead of the State of Idaho.

5. New Business –

a. Annual Dues set -

The Members have paid most of the legal fees and insurance costs. Jim Bell & Denny Christenson loaned the PPOA funds to secure the Directors & Officers Indemnity Insurance premium, which was \$1281. Their loans have been paid. PPSD loaned the PPOA \$1918 for legal fees to revise the CC&R's, which is still outstanding. The Members agreed that a special invoice should be sent out to reimburse PPSD for the outstanding legal fees. Those invoices will be sent out in early October. Denny Christenson informed the Members that the PLCOA is still trying to obtain reimbursement of 1/14th of the PPOA legal fees from each neighborhood, in exchange for the PPOA allowing each neighborhood to use the PPOA Bylaws and CC&R's as a template when the other neighborhoods files for nonprofit status. If that happens, we may be able to reduce the PPOA Annual Dues in 2022. A Motion was made to set the 2021 PPOA dues at \$100. A Second was made & vote to approve was completed.

b. Jim Bell informed the members that all members are required to submit new construction drawings to the PPOA for approval prior to start of work. Cabin owners of leased lots would first be required to obtain written approval from IDL for their building plans. The building plans would then be submitted, with that written approval from IDL, to the PPOA for PPOA approval. Jim Bell participated in a conference call with Sid Anderson, from IDL and Robert Follett, the Idaho Assistant Attorney General to discuss finalizing the proposed CC&R changes. IDL is committed to finalizing these CC&R changes. There was concern voiced by the Sid Anderson and Robert Follett regarding the process which would be used should a leased lot be delinquent on their PPOA dues. Since a lien placed on a leased lot could stop the sale of the lot, cabin owners of leased lots would be required to obtain written approval for new construction by IDL, prior to submission to the PPOA for approval. This should satisfy the control required by the State of Idaho for sales of leased lots.

IDL will not be able to complete review of the CC&R revisions until after the 2020 VAFO, which will take place in August. PPOA should receive the IDL revision approval by the end of August.

Jim Bell also advised the members of an option to make a written request to the PPOA for a waiver to the existing CC&R's until these revisions are complete. For example, if a member would like to obtain a waiver for the side setback from the 15' setback currently listed in the CC&R's, to the 5' side setback which is listed in Bonner County Code, the member would write an email to pintopointsd@gmail.com requesting that waiver, along with the submission of their building plans. PPOA will provide any effected neighbor/s a Request for Variance Form to respond to PPOA with their signature within 10 calendar days signifying their agreement or disagreement. Any disagreement will require comments substantiating why this variance should not be approved. If no response is received from the neighbor/s with the 10 calendar day deadline, PPOA will interpret this nonresponse as agreement to the variance.

A question was raised regarding construction on leased lots. The PPOA CC&R's apply to all members in the Pinto Point Neighborhood regardless of whether they are leasing or own their lot.

c. **Natural Boat Launch** – Russ Mager informed the members that he is working with Bonner County and the State of Idaho to remove the natural boat launch area from their lot due to liability issues. This area would be combined into the community lot IDL assigned to the road. All members present agreed that they did not find a problem with this change. Bob Willams offered to do any maintenance required for the natural boat launch, should it become a part of the community road lot. A motion was made, seconded and approved to allow this change.

Russ Mager also reminded the members that he has a floating fire pump which anyone can use and is happy to provide training for the use of the fire pump. Denny offered to update the existing Neighborhood Map which shows the lots with floating fire pumps.

d. **Other new business** - The members were informed that there is an AED available at Monson's cabin, Lot 211, during summer months. Anyone borrowing the AED is required to inform the Monson's of their use and return it immediately after use.

A question was raised regarding unleashed dogs. Jim Bell responded that the PPOA CC&R's do not address leash laws since this is covered through Bonner County. As a reminder to all members – the dog owner is responsible for their dog's actions, especially if you have a dog that is aggressive towards other people or other dogs. The owner of the dog is responsible to maintain control their dog at all times and is also responsible should their dog harm someone or a neighbor's dog. We all need to be aware of our dog's actions and be good neighbors.

6. Adjournment – the PPOA Annual Member Meeting was adjourned at 10:45 am.