



Pinto Point Owners' Association

Priest Lake, Idaho

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

PINTO POINT OWNERS ASSOCIATION ANNUAL MEMBER MEETING MINUTES

July 17, 2021, 10:00 am

Legacy Lot 209, 47 E. Pinto Point Road, Coolin, ID 83821

1. Call to Order: 10:00am. Board Members present were Denny Christenson, Melanie Mikkelsen, Jan Tewel, Bryan Dearden and Dave Tewel.

Proof of Quorum – a quorum is the majority of votes cast by Members present or by proxy.
21 lots were in attendance

2. Approval of PPOA Annual Member Meeting Minutes:

PPOA Annual Member Meeting Minutes dated 7/25/2020, approved as written

3. Reports

a. **Financial Report** – Jan Tewel/Treasurer. The current balance of the PPOA Checking Account is \$2079.05. A review was conducted by Ken Owens of the 2020 and 2021 PPOA Financial Reports. Any discrepancies were corrected and report was signed as reviewed.

b. **Road District - Priest Lake Indian Creek Road District (PLICRD)** –

Tom Clevenger - Chairman

Tim Welsh – Neighborhood Representative

Tom Clevenger advised the PPOA Members that the contractor who grades the roads does not charge for travel fee as long as the roads in our district can be graded when the equipment is already in our area.

2021 Expenditures:

Road Grading \$3895

Dust Control \$9485

Snow Plowing \$2100



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The 2020 expenses were less than this year, largely due to the more extensive grading this year to enable better dust abatement. The total donations for 2021 thus far are \$1800, while the expenses at this time are \$15,480. There are 124 lots and 94 lots have contributed. Eight lots in the Pinto Point Neighborhood have not contributed the \$150 road maintenance fee. If the PLICRD is to meet all necessary costs, everyone needs to contribute. If you have not already done so, please send your payment as soon as possible to:

PLICRD
Tom Clevenger
3770 Brookie Drive
Post Falls, Idaho 83854

Question raised by Sheila Rucker regarding any plan for contractors to repair the road and apply dust control after construction is completed on member lots. Tom Clevenger responded that there isn't an enforceable plan to collect funds. Since everyone most likely will have large trucks doing work on their lots at one time or another, we all must be responsible for informing their contractors of the obligation to repair the road after construction is completed. It is not practical to apply dust control and then have the next member's contractor disturb the road and remove the dust control.

Next question was in regard to any maintenance/repairs performed on our roads by Bonner County. Tom Clevenger replied that our roads are not owned by Bonner County. Denny advised that the Pinto Point Roads are set up as a 30' easement for the road, as established prior to the first VAFO. Therefore, neither IDL nor Bonner County provide any maintenance or repairs.

c. East Priest Lake Fire District (EPLFD) – Dave Tewel

Tom Renzi – EPLFD Fire Chief

Dave Tewel – EPLFD Assist. Fire Chief

Tom Clevenger – EPLFD Fire Commissioner & Chairman

Dave Tewel thanked Tom Clevenger for all the work that the PLICRD does. Dave pointed out that \$150/year is a very inexpensive cost for maintaining our roads.

Dave asked the members what they thought about the Priest A Palooza. The consensus was that it was a really great gathering for a worthy cause. He informed the members that the fundraising goal for this event for the EPLFD was \$3,000. The 2021 Priest A Palooza raised over \$6,000. Dave advised that the 2022 Priest A Palooza is tentatively scheduled for July 23, 2022. The EPLFD is extremely grateful for Mike & Stephanie

18912 N. Division Road, Colbert, WA 99005



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Lyons for organizing and hosting this event. He also thanked all those that volunteered to help at the event and all the musicians that performed without charge.

EPLFD currently has 12 volunteers. There is one fire engine being offered for use by Coolin Cavanaugh Bay Fire District. The EPLFD received a grant from the Gary Sinese Foundation for \$27,000 for new Turnouts for all volunteers. There are also other fire districts offering used equipment to EPLFD.

Location of EPLFD Fire Station – the EPLFD Committee is currently investigating a few locations to build the station, one of which is on the PPOA Community Lot. Another possible location is on Idaho Parks Land. However, it is not known if Idaho Parks will be willing to allow a station on their land. Denny Christenson and Tim Welsh provided building plans and financial information for building the new fire station. Denny suggested that a couple options have been discussed with IDL regarding the building of the station on the PPOA Community Lot: 1) PPOA and IDL becoming Joint Landlords – not desirable, 2) PPOA Members could purchase the small portion of the Community Lot that IDL owns with any lots that are still leased lots. This cost would be very minimal to each cabin owner of PPOA. The current appraised value of the 13.5 acre community lot is \$19,000. Depending on the number of lots in the PPOA area still owned by IDL, the cost per cabin owner would be the number of leased lots/53 lots. Currently there are 12 lots still leased but there are 5 lots included in the 2021 VAFO. If all 5 lots sell, the cost per PPOA Member would be \$19,000 x 7/53 (approximately \$2,500) divided by all PPOA cabin owners. However, the EPLFD is not likely to propose a location for another year or two, at which time there may be fewer leased lots. More discussion will be made with PPOA Members if & when EPLFD gives a proposal for use of the land in the PPOA Community Lot. If the new station were to be located at the PPOA Community Lot, it would include a bay for an ambulance which would greatly decrease the response time for emergency aid calls. Currently, the response time for an ambulance to deliver aid to our area is at least 30 minutes.

Dave Tewel advised that the EPLFD covers from just north of Cavanaugh Bay to Bear Creek. Dave informed the members that a survey was conducted by EPLFD to find out what timeline cabin owners in the EPLFD. The majority of the cabin owners in the EPLFD would like to see the fire station operational in about 7 years. Funding for the EPLFD is in the form of property tax assessments, donations, Bonds, loans and grants. IDL gave EPLFD a Grant for \$5,000 for the purchase of radios. Bonds a very expensive to utilize since an attorney would need to be hired to set up the Bond, costing approximately \$40,000.

If there is a new station within 5 miles of the PPOA area, it should lower the cost of individual Homeowners Insurance premiums and in some cases enable people to get Homeowners Insurance, who have not been able to do so.



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The next EPLFD Aug. 14th Commissioners and Budget Meeting will be held at 9:00 am at the Indian Creek Campground Conference Room and is also open to the public.

3. d. **VAFO** – The 2021 VAFO will take place on 8/21/2021 at the Best Western in Coeur d' Alene (I90 & Hwy 95). There are 3 vacant lots being included in the auction and two leased lots. There are 16 lots being included in this VAFO. IDL has committed to keep leased lots until 2024 if there is sufficient demand. It is not known if they will continue to offer leased lots after 2024. There are 3 from Pinto Point unleased lots in the PPOA -

Lot 209, 47 Pinto Point Rd
Lot 214G, 503 Pinto Point Rd
Lot 214M, 441 Pinto Point Rd.

Leased Properties

2 from Pinto Point

Lot 210, 61 Pinto Point Rd Jack & Kathy Ossello
Lot 214A, 572 Pinto Point Rd. Ron & Sally Carroll

Denny reminded the members that there is a PPOA Neighborhood map available on the website that shows all the lots, which lots are currently leased (12 prior to the 2021 VAFO) and the location of the Floating Fire Pumps. He also reminded the members that the Graff/Monson cabin has an AED that they have offered to share with the PPOA members.

4. a. **PPOA Bylaws –**

Denny advised the PPOA Members of the changes to the PPOA Bylaws – 1) Addition of Executive Sessions of the Board for personal/private matters. 2) Addition of Trustees who will be non-voting Board Members for one year, with an opportunity to be re-nominated after one year. These Trustee positions were added so members could participate in Board Meetings to decide if they would like to become full members of the Board. Two people have stated their interest in being nominated as Trustees. 3) A change was made to the allowance for the Treasurer to write checks for over \$1000 with written approval from the President or Vice-President, instead of requiring a co-sign. A question was raised asking if decisions would be made during the Executive Sessions. Denny responded that decisions might be made but that information (minus personal/private information) will be distributed to the members. The PPOA Board is committed to being as transparent as possible. Another question was asked regarding any limits to the number of Executive Sessions. Denny stated that that is unknown but that he would expect very few Executive Sessions.



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4. b. **CC&R Amendment** – a copy of the proposed CC&R Amendment, which has been submitted to IDL, was sent to all members with the PPOA Member Meeting Agenda. Denny read through those proposed changes and stated that the only changes of concern to IDL are in Article 7. They have not voiced a concern with the Article 3 changes. However, IDL still has not approved or submitted edits back to the PPOA Board. The PPOA Board may decide if we would like to move forward with the Amendment with a statement listed in the CC&R Amendment that it only applies to deeded lots. Leased lot cabin owners would fall under the Amendment once they own their lot. No changes included in the CC&R Amendment would be retroactive. Both Tom Lindquist and Jim Neal offered to become Trustees and to help with any verbiage changes to the proposed CC&R Amendment. Joe Blumel also offered to be a Consultant to help with the CC&R Amendment. Denny advised that a Special Board Meeting will need to be set up to further discuss any changes to the proposed CC&R Amendment.

Melanie Mikkelsen reminded everyone that a member vote cannot take place until IDL has signed agreement to the CC&R Amendment.

5. New Business

a. Trustee Nomination – 2 members have submitted their interest in becoming Trustees

b. Dust Control and Grading – should cabin owners be responsible for repairs to the road after construction is completed? All members present felt that cabin owners should ensure that their contractors repair the road. Dave Nelson indicated that he has three projects on Pinto Point Road at this time. He has graded the road to the bridge and his crew tries to grade the road each week to remove any potholes from construction.

c. PLICRD Annual Donation - a suggestion was made by the members to include the PLICRD fees in the annual PPOA Member Dues. The majority of the members present indicated that they would rather have the road maintenance fees included in the Annual PPOA Dues Invoice as a separate line item. Jan would then write a check to the PLICRD with accounting information for those lots paid.

d. PPOA Mailboxes – Travis Brown presented information regarding locking mailboxes that could be installed up on the Idaho Parks Land where the other mailboxes are located on East Shore Road. There would also be two parcel mailboxes. The individual mailbox would have a key left in it for the parcel box and the individual mailbox owner would leave the key in the parcel box when they pick up their parcel. If we have 16 people interested in locking mailboxes, it would cost approximately \$150/box to purchase the



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multi-mailboxes. Dave Nelson also indicated that he could get pricing and availability information to Travis for multi-mailboxes. Travis asked if there were people interested in paying to have a multi-mailbox installed. **If you are interested in having a locking mailbox, please respond to the pintopointsd@gmail.com** email address to let Jan know. Jan will pass that information on to Travis Brown.

5. e. Priest Lake Cabin Owners Assoc. (PLCOA) – Denny advised the PPOA members regarding the items that the PLCOA are following.

1. HOA's for all neighborhoods – IDL is working with PLCOA to establish HOA's for the 13 neighborhoods who have yet to become incorporated. If this is successful, PLCOA may propose to enforce CC&R restrictions for those neighborhoods who join PLCOA.

2. PLCOA is monitoring IDL disbursement of endowment lands as has been discussed with Trident Land Exchange at Payette Lake.

3. Monitoring actions taking place in Boise that effect Priest Lake

4. Monitoring the Priest Lake rezoning.

5. Monitor timber sales

6. Supporting the Selkirk Alliance work to monitor Priest Lake water quality.

7. The next PLCOA Annual Meeting will take place on 8/14/2021. Information can be obtained from the PLCOA website: priestlakecoa.org

6. **Adjournment** - meeting adjourned at 11:30 am