



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
FALL BOARD MEETING MINUTES
CONDUCT VIA VIDEO CONFERENCE
November 10, 2021, 7:00pm**

- 1. Meeting called to order & proof of quorum** – Denny Christenson – quorum met. Board Members present: Denny Christenson, Bryan Dearden, Jim McLean, Melanie Mikkelsen, Dave Tewel and Jan Tewel. Trustees present: Jim Neal. Guests present: Nick Oltean, Bruce Scott, Sheila Rucker
- 2. Approve Minutes** - Special Board Meeting Minutes dated 9/2/2021 – approved as written
- 3. Report of Officers –**
 - a. President – Denny Christenson – Asked Board members to consider if they are able to continue to serve on both the PPOA & PPSD Board of Directors. This seems like a lot to ask of volunteers.
 - b. Denny asked Dave Tewel to report on the EPLFD. Dave advised that there would be a EPLFD Commissioners Meeting on Saturday, 11/13/2021. The EPLFD is still considering the lots they would like to consider for the fire station. One lot under consideration is the PPOA Community Lot, as well as a possible fire boat dock at the natural” boat launch”. EPLFD is also considering fire station locations on IDL lot on East Shore Road and an Idaho Parks Lot on East Shore Road. EPLFD received a \$34,000 Grant for new radios, including a Base Station. The EPLFD Website is still under construction and will contain information regarding Meetings, Minutes, etc.
 - c. Treasurer – Jan Tewel. The calendar year 2021 Financial Report was reviewed for all entries to date. The Board accepted this report as written.
- 4. Old Business –**
 - a. Fire District update – Denny reported he and the fire district have discussed locating a fire boat moorage in the area of the current unofficial community “boat launch”. He explained this is not imminent and there are several things that would need to be settled before a fire boat moorage could be approved. These include IDL dedicating Pinto Point Rd to our HOA (more on this in New Business), lot line adjustment with Russ Mager, receiving a fire district proposal, and importantly, securing approval from our HOA.
 - b. VAFO – Lot 210 was purchased by Jack & Kathy Ossello in this year’s VAFO. It has since been sold to Tristan and Jennifer Chaparro. Vacant Lots 209, 214G and 214M also had successful



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

bidder. Lot 214G is now owned by Dan & Darcy Johnson. Lot 214M is owned by Chad & Christy Riley. American Title has indicated that the sale of Lot 209 is not likely to Close. We now have seven state leased lots and one vacant lot left in our neighborhood.

- c. CC&R Subcommittee – Jim Neal advised those present that the editing of the proposed CC&R Amendment is progressing very well. It should be ready to present to the Board in a few weeks.
- d. Mail Boxes update– Jan Tewel: The cluster mailboxes are now stored at the park. The mail box team will be removing some trees to allow room for the pad to be poured further off the road. The USPS will also be involved approving the location of the new mailboxes. The construction is tentatively scheduled for early next Spring.

5. New Business –

- a. Board Member Terms – Jan Tewel reported Bryan Dearden, Jim McLean and Melanie Mikkelsen all have their four-year term ending in June 2022. The four-year term for Jan Tewel and Dave Tewel expires in June 2023. Jeff Christenson's term ends June 2024. Denny Christenson became the interim President in August 2021 and will need to be elected as a Board Member by the members. Discussions will begin for new Board Member and Trustee candidates. Nominations will be settled by next Spring with further nominations and voting to take place at the PPOA Member Meeting in July 2022. Denny requested that Board Members and Trustees discuss the potential for them to agree to be nominated for the PPOA Board.
- b. Other New Business – Denny informed those present that he had done some investigating into the zoning changes from Forest 40 to Recreational and the potential for multi-family dwellings or resorts to be built on Recreational zoned property in our neighborhood. Denny talked IDL Director Ollerton about our Plat Maps that were recorded in 2013. The Plat restricts development to single family dwellings. Denny asked Director Ollerton if the County would follow the Plat requirements when reviewing application. Director Ollerton replied "Yes, the County would follow the plat notes on the subdivision when reviewing all applications." Therefore, our neighborhood should not be threatened by the construction of any multi-family dwellings or resorts.
- c. Denny reported the unofficial community "boat launch" is at the southern tip Russ Mager's lot and Russ would like to separate the boat launch portion from his property. Denny mentioned Pinto Point Road is owned by the State, is identified as Block 1, Lot 3 and also includes a portion of the "boat launch". He mentioned if our HOA owned the road, there would be no opportunity for IDL to use the boat launch as lake access for future secondary



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

lots. Denny said he had approached Sid Anderson and Robert Follett from IDL regarding the disposal of Pinto Point Rd as well as Lot 330 which is located between Lot 214W2 (Kassa) and the “boat launch”. Denny discussed the possible dedication of Pinto Point Road, to the PPOA and making lot 330 eligible for a VAFO application. If PPOA were to own Pinto Point Road, the lots lines between Mager and the road could be adjusted to remove the boat launch from Russ’s property as well as accommodate the fire boat moorage pending HOA agreement.

d.

6. Next Meeting – scheduled for the second Wednesday in May at 7:00pm.

7. Adjournment - Meeting adjourned at 8:00pm.