



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. Trustees; Joe Blumel / Tom Lindquist / Jim Neal / Sheila Rucker

PINTO POINT OWNERS' ASSOCIATION

SPECIAL BOARD MEETING MINUTES JULY 1, 2022

1) Call to Order, Quorum – PPOA Board Members present: Denny Christenson, Melanie Mikkelsen, Jan Tewel, Bryan Dearden, Jeff Christenson & Jim McLean. Trustees present: Jim Neal, Joe Blumel and Sheila Rucker. Guests present: Tory Daniewicz, Joselle Lee-Chao, Dan Johnson, Darcy Johnson, Bruce Scott and Besty Scott. We have a quorum.

2) Approve Minutes – prior Minutes will be approved at the Fall Board Meeting.

3) Old Business –

a) 6/10/2022 draft CC&R Amendment

1) Process – The CC&R Committee proposes to alter the process defined in the 6/28 email to our members. There can be no further changes to the 6/10/2022 draft Amendment, since IDL has already accepted this draft Amendment. If changes were to be made to the 6/10/22, the entire process would need to begin over again, to receive IDL acceptance of the draft Amendment. Robert Follett and Josh Purkiss from IDL have agreed to the verbiage of this draft amendment. Denny reminded those present that members will be offered a chance to express their opinion of the draft CC&R Amendment during the Annual Member Meeting but the ballots will already have been sent out. (See attached Special Board Meeting Information – 7/1/2022) A motion was made by Bryan Dearden to approve the revised draft Amendment process, discussion took place and a vote of the Board was made.

Denny Christenson – yes

Melanie Mikkelsen – no

Jan Tewel – yes

Jeff Christenson – yes

Bryan Dearden – yes

Jim McLean – no response

Dave Tewel – yes

The revised draft CC&R Amendment process is approved.



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2) Voting - Melanie requested to discuss the voting process next. Melanie asked questions about the type of ballots to be used to vote on the draft amendment. Denny stated that the exact ballot configuration has not been defined yet but would most likely be an electronic ballot email distribution that could be emailed to the Blumel Law Firm, could be printed to mail or could be brought to the Annual Member Meeting. Denny stated Joe Blumel's law firm voting is well respected for handling voting process and is currently handling the voting 85,000 voters regarding the Boy Scouts. Joe has offered his law firm to handle the amendment voting, at no charge. Sheila Rucker further asked questions regarding the voting process. Denny explained that the projected process would be for the ballots to contain a line for the Lot number or address and a signature line. The ballots could be tallied by the Blumel Law Firm staff and checked for duplicate lot votes, then PPOA would be advised of the total yes votes, no votes and missing votes. The ballots will be secured by the Blumel Law Firm and would be given to PPOA for voting total confirmation and filing. The exact process to be used will be finalized shortly. A Motion was made by Jeff Christenson to accept the Voting Process, request for further discussion made and vote taken.

Melanie Mikkelson – no

Denny Christenson – yes

Jeff Christenson – yes

Bryan Dearden – yes

Jan Tewel - yes

Jim McLean – no response

Dave Tewel – yes

The voting process was approved.

3) Question answering -

Denny explained that Robert Follett wrote the 2013 CC&R's and the VAFO process. Since Lawrence Wasden and Robert Follett will be leaving office soon, IDL will no longer include Robert Follett in addressing CC&R's. It is important to finish the process for member voting for the 6/10/2022 draft Amendment prior to them leaving office, in order to have the Amendment filed with the State. Joe Blumel explained that this could be a once in a lifetime opportunity. No one knows if the new IDL staff will be open to CC&R Amendments. Jim Neal further explained that if this 6/10 Amendment fails to be approved by the PPOA members, future amendments would not likely be feasible until all of the leased lots have sold. If the 6/10 CC&R Amendment is approved by the PPOA Members, the door will be opened for IDL to approve future CC&R Amendments.



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Tory Daneiwicz asked a question regarding the removal of the required IDL Amendment approval without any of the Article 3 Restriction CC&R changes? CC&R Committee once again explained that any changes to the 6/10 proposed Amendment would require that the amendment process start from the beginning with IDL and would not likely complete before Robert Follett was no longer involved in the CC&R Amendment process. Questions were asked regarding the Addendum being used to change the draft CC&R Amendment. Joe Blumel explained that the Addendum was written prior to the first VAFO. It was intended to be used to enhance to possible sale of leased lots. However, the State of Idaho has never used the Addendum at either Priest Lake or Payette Lake. Robert Follett cautioned the CC&R Amendment Committee that the State of Idaho is very unlikely to agree to the removal of the Addendum. If we want to have a chance to receive approval for the draft Amendment from IDL, removing the Addendum would most likely remove any chance of IDL approval.

Jan Tewel stated that there is no verbiage in the Addendum that addresses IDL having a right to a vote to veto any amendment. Any language pertaining to IDL approval of the Pinto Point neighborhood CC&R Amendment is only contained in the CC&R's. Since the 6/10 draft Amendment has removed the language requiring IDL vote, the Addendum remaining in place does not allow that option.

Joselle Lee-Choa asked if the Addendum would allow the State to deny the 6/10 Amendment. She asked for Clarification to IDL's ability to involve themselves in Pinto Point. She asked the Board to acknowledge that even with a vote to approve the draft amendment that IDL still has rights to veto or persist in our business till leased lots completely sold. Joselle stated that she wanted transparency in communication that the new CC&R's doesn't eliminate them. Denny responded to Joselle's comments by stating that the Addendum includes allowing the state to exempt their lots from the declaration and to amend the declaration without owner or lessee approval. The state has not exercised provisions in the addendum, other than placing VAFO signs on their lots, after 8 years and roughly 500 transfers to private ownership. Jan Tewel stated that there is no verbiage in the Addendum that addresses IDL having a right to a vote to veto any amendment. The 6/10 CC&R Amendment verbiage does eliminate IDL from voting on CC&R Amendments, as listed in the 2013 CC&R, Article 6.

Melanie asked a question regarding who would answer the draft CC&R Amendment questions. Could the entire Board answer the questions, instead of just the CC&R Amendment Committee? After discussion took place, a Motion was made by Melanie



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Mikkelsen for the PPOA Board of Directors and the CC&R Amendment Committee to answer questions. Jim Neal asked if she wanted the CC&R Amendment Committee to respond to questions prior to the Annual Member Meeting. Denny responded that the questions would be answered prior to ballot distribution. Melanie Mikkelsen made a new Motion that the PPOA Board of Directors and the CC&R Amendment Committee to answer questions prior to July 12th. A request was made for further discussion and vote was taken.

Dave Tewel – yes

Bryan Dearden – no

Jeff Christenson – no

Jan Tewel – no

Melanie Mikkelsen – yes

Denny Christenson – no

Vote for the PPOA Board of Directors and the CC&R Amendment Committee to answer the draft CC&R Amendment questions fails.

Further Discussion – no further discussion took place.

Adjourn – Motion, second a vote passed to adjourn at 7:24pm.