



# 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**

### **May 11, 2022 SPRING BOARD MEETING MINUTES**

- 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 and Sheila Rucker. Guests present: Tim Kassa and Jim Bell. We have a quorum.
- 2) **Approve Minutes** – 11/10/21 Minutes – approved has written.
- 3) **Treasure's Report** – Jan explained the final 2021 and January 1, 2022 to April 30, 2022 Financial Statements. No corrections were suggested. Financial Reports were accepted.
- 4) **Reports** –
  - a) Sewer District report – status of new drainfield reviewed during the 2022 PPSD Spring Board Meeting. No further information was requested.
  - b) Fire District report – Dave Tewel reported that the EPLFD has requested bids for a Quick Response vehicle. The Fire Engine donated by Coolin Cavanaugh Bay Fire District is currently under repairs. The location for a fire station is still being investigated. There is little concern over adequate room for a station at the PPOA Community Lot. PPSD is awaiting information from DEQ regarding the type and size of area needed for the new drainfield. The suggested location for the fire station is on the lower portion of the lot, next to Cape Horn Road and the slash pile road which would not be a good location for a drainfield due to ground water. This means there is no conflict for that space. The new drainfield may require power for a booster pump, located next to the Flowmeter. If so, the EPLFD may be able to reduce the cost of connecting power to the lot since the new fire station will require power to be brought in.
  - c) Mail box report – Jan reported that the Park is planning to relocate the existing mailboxes toward the campground road turnoff, in order to start work for the location for the new locking mailboxes. This should happen in the next few weeks. Tim Welsh has agreed to help with the construction of the pad and shelter roof. He will get a quote to Travis Brown soon. A rough estimate would be \$125 to \$150 per mailbox holder.
  - d) Lot 330, boat launch, Pinto Point Rd, Lot 209:  
Lot 330 – Denny talked with Josh Purkiss who told him that Lot 330 will be eligible for the 2022 VAFO, if appraised on time. If not, it will be in the 2023 VAFO. Denny would like to put something in writing advising IDL that Lot 330 is not a buildable lot due to its limited size and setback requirements. He offered to write a letter to IDL and include the site plan he composed, requesting that IDL inform the Appraiser that this lot is not buildable. He would also request that this lot be considered as a non-residential lot and have no voting right. The Board agreed to Denny's suggestion.



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Natural Boat Launch and Pinto Point Road Lot: Denny suggested that he write a letter to IDL requested that they consider transferring ownership of Lot 3, Block 1 to the Pinto Point Subdivision PPOA. Since PPOA members are responsible for the maintenance and repair of the road and Lot 3, Block 1 serves no other purposes than to provide access to 4 currently leased lots and 40 deeded lots, it is of little or no current or future apparent benefit to IDL. The Board agreed to Denny's suggestion to write a letter to IDL.

Lot 209 – Lot 209 has sold to Petr and Yelena Strizhak. We will need to find a new location for the Annual Member Meetings. Russ Mager had offered to allow the meetings to be held on his lot, in the past. Denny offered to contact him to ask if that offer is still open. At the writing of these Minutes, Denny advised that Russ would be happy to allow the community to use his lot for the Annual Member Meetings.

## 5) **Old Business –**

- a) CC&R Amendment – Questions were raised regarding the current (2013) CC&R restrictions regarding metal storage containers being installed as permanent secondary buildings. Some suggestions were made regarding possible restrictions in the current CC&R's which would prohibit the permanent installation of these containers as secondary buildings. Melanie Mikkelsen will check with IDL to find out if there are restrictions for leased lots for these containers. Denny will review the current CC&R's to see if he can find any applicable paragraphs that prevent containers. Further discussion of the proposed CC&R Amendment will need to take place in an Executive Session, immediately following this Spring Board Meeting. A vote will be taken, at the close of this Board Meeting to adjourn to an Executive Session.
- b) Bylaw amendments
  - i) Elect 1 or more Directors each year – Denny suggested a Bylaws amendment to change Article VIII, Section 1. ELEGIBILITY to replace "Election of three (3) Directors" to read "Election of one (1) or more Directors", since we need to stagger Board Of Director Member terms. After discussion, a Motion was made, seconded and vote passed to make this change to the PPOA Bylaws.
  - ii) Directors to serve 3 yr terms – To make it possible to have the correct Board Member terms for the five member board, Denny suggested that we reduce the term to 3 years, instead of 4 year terms. After discussion, a Motion was made, seconded and vote passed to make this change to the PPOA Bylaws Article VIII, Section 1.
- c) Board member ballot – A Special Meeting may need to take place before Board Member ballots are sent out to Members. The ballots are normally sent out with the Spring Board Meeting Minutes and announcements are made at the Annual Member Meeting.



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- d) Annual meeting preparation
  - i) Where and when – July 30, 2022 at 11:00am was selected for the Annual Member Meeting. Since Lot 209 has sold. Russ Mager has offered to allow the Annual Member Meetings to be held at his Lot 218, 142 Pinto Point Road. An agenda and a reminder will be sent out closer to that date.
  
- 6) **New Business –**
  - a) Bylaw change –
    - i) Annual fee payment deadlines/late payment fee percentage – this item was tabled until Jan can compose some proposed verbiage to present to the Board
  - b) Voting conflict of interest and proxy - Discussion took place regarding the current Bylaws and a question was asked regarding the necessity for a change to the requirement for proxies and regarding an issue with a conflict of interest on a issue. Is there a need to amend the Bylaws to allow the Board to recuse a member if the majority of the Board believes there is a conflict of interest for Board Member. The consensus of the Board was that this could be done without a Bylaws amendment. After some discussion, the Board agreed that no changes were needed for the Bylaws.
  - c) Member Contact Information Disclosure Forms – Jan advised that we should have Member Contact Information Disclosure forms on file to make sure we have documentation for sharing of information to other members. Denny suggested that we include a comment that this form does not supersede the Nonprofit Act 30.30.509 Member Listing. Jan agreed to include this comment.
  - d) Pinto Point Rd gravel and turn around and dead-end signs – Dave Nelson offered to spread gravel in the recurring potholes. After some discussion, the Board agreed that this was a kind offer but is too late for the upcoming grading by the EPLICRD on June 1<sup>st</sup>. This might be a topic of discussion at the PPOA Member Meeting for 2023.
  
- 7) **Next Meeting –** meeting date to be determined. The suggested date for the Fall meeting is the second Wednesday in November. Denny also suggested that we might break up the PPSD and PPOA Fall Board Meetings into two different days, to reduce the time required in meetings.
  
- 8) **Adjourn –** Motion, second a vote passed to adjourn to Executive Session at 7:56pm.