



Pinto Point Owners' Association

Priest Lake, Idaho

Denny Christenson-President / Tom Lindquist – Vice President / Jan Tewel – Secretary/Treasurer / Joe Blumel / Jim Neal, Trustees: Tim Kassa / Dave Tewel / Sheila Rucker/ Ashley Wolfe

NOVEMBER 15, 2022 FALL BOARD MEETING MINUTES

Conference Call. 7:00 PM 425-
292-2669

1. **Call to Order, Quorum** – Board Members: Denny Christenson, Tom Lindquist, Jan Tewel, Joe Blumel & Jim Neal. Trustees: Tim Kassa, Dave Tewel & Sheila Rucker
2. **Approve Minutes**
 - a. 8/24/22 Special Board Meeting – approved as written
 - b. 10/6/22 Special Board Meeting – approved with correction to Para. 4. New Drainfield location will not be on the **NE** Corner of lot due to greater amount of ground water there. Para. 4. Full PPOA Board approval received to retain **Lake** City Law for legal advice regarding lease to EPLFD.
3. **Reports**
 - a. Treasurer's Report – Jan Tewel reviewed Financial Statement from Jan.1, 2022 through Oct. 31, 2022. There was a double billing from Alliant Insurance which was paid on May 25, 2022 and again on Sept. 16, 2022. Alliant Rep. is arranging for an overpayment refund.
 - b. Mail Box Committee – Jan Tewel updated the progress on the locking mailbox installation. Bob Williams purchased all the materials for the installation. Tom Renzi, Dave Tewel and Danny Williams all assisted Bob with the installation. Jan & Dave labeled the inside of each mailbox. Currently awaiting the Coolin Post Office to insert locks for the parcel boxes and the outgoing mailboxes. Jan has received 22 of 31 checks to reimburse Bob for the materials.
 - c. Fire Station Lease Committee – Committee requested legal advice from Lake City Law regarding the PPOA Board authority to enter into a lease with EPLFD for a portion of the PPOA Community Lot. Zachary Jones, Attorney for PPOA responded with the determination that the PPOA CC&R's and Bylaws authorize the PPOA Board of Directors to enter into a contract with EPLFD, without a vote of the PPOA Members. (Full Lake City Law findings attached). Jim Neal advised that the Fire Station Lease Committee is working with the EPLFD Fire Commissioners and Idaho Department of Lands (IDL) to negotiate the lease contents and to determine if IDL requires a State Lease form. PSD will also be included in lease negotiations.



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4. Old Business

- a. Bylaw Amendment – Article VIII, Section 1. Addition to Section – “There shall be no more than one Board Member per lot. There shall not be a Board Member and a Trustee from the same lot”. Since Dave Tewel volunteered to step back from being a Board Member to becoming a Trustee, he will be grandfathered in and will continue as a Trustee until his term ends in 2023. Joe Blumel made a Motion to accept these changes to the Bylaws Article VIII, Section 1, as Amendment 4. Seconded by Jim Neal and a vote to approve was made by 100% of the Board
- b. Trustee qualifications and nomination – discussion took place regarding changes to the PPOA Board of Directors nomination process. One option was submitted for consideration by Joy York and an alternate option was also presented by Denny Christenson. It was decided that a Board Member Nomination Committee would be formed to work with the PPOA Secretary to provide tracking of potential nominees and communication to PPOA Members. After discussion, the Board agreed to a modified version of the option that Joy York submitted. Tom Lindquist volunteered to make changes to the proposal and submit a draft to the Board Members, via email, for their review/editing.

5. New Business

- a. Executive Session procedure – after discussion, the Board agreed to compose a Executive Session procedure, in keeping with the International Management Platform. An Executive Session is a closed meeting. The purpose of an Executive Session is for the Board of Directors to meet privately to discuss sensitive matters. The key is confidentiality because it allows the members to have an open and honest discussion. The Board agreed to the following rules:
 - 1) Outsiders will not be present
 - 2) Closed session (Board Members unable to attend may attend remotely)
 - 3) No public participation or public disclosure
 - 4) Strict confidentiality
 - 5) Any Minutes taken will be held separately and will not be discussed with anyone not in attendance of the Executive Session.This procedure was agreed to by all Board Members present and will not be required to be an Amendment to the Bylaws. Joe Blumel offered to draft a PPOA Executive Session procedure for Board review, edits and approval.



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- b. Lot 330 - prep for 2023 VAFO – Denny presented a history of Lot 330 ownership by IDL. This lot was momentarily included in the 2022 VAFO but was withdrawn since the Appraiser could not find a comparable lot. Denny sent the Plat information to IDL prior to the 2022 VAFO listing. He also advised IDL that the PPOA would not accept a 54th lot. This lot would not be exempt from the PPOA CC&R's, since it was platted as a part of the PPOA neighborhood. The owner of this lot would not be a PPOA Member or have voting rights in the PPOA. There is only 22 sq. ft. of buildable space due to the Bonner County Setbacks. The PPSD will not allow connection to the PPSD Sewer System. Denny offered to rewrite a letter to IDL with this information included. Denny also offered to research Bonner County Zoning Code regulations regarding the possibility of development of this lot as a parking lot for a public boat launch, RV parking or other uses.
 - c. Board Meeting Format – conference call or video conference. After discussion, the Board decided to keep the format for the PPOA Board & Special Meetings would be conducted by conference call. Both Jim Neal and Tom Lindquist offered the use of their conference call application without charge. It was agreed that Executive Session Meetings would be conducted either by video conferencing or a unique conference call phone number that would not be used for regular and Special Board Meetings. A motion was made by Tom Lindquist to approve this format, seconded by Jim Neal and approved by 100% of the Board Members present.
 - d. Meeting scheduling – after discussion, the Board agreed to set the schedule for future Spring and Fall Board Meetings to the third Tuesday of May and the third Tuesday of November.
6. **Final Board Comments** – no further comments.
 7. **Next Meeting** – the next regularly scheduled meeting is the spring board meeting. Meeting scheduling – the 2023 Spring Board Meeting is scheduled for May 16, 2023.
 8. **Guest comments** - a question was asked regarding prior Bylaws Amendments for Article VIII, Section 1 – in regard to only one Board Member per lot. Jan Tewel will research this information and ensure that the Amendments page of the PPOA Bylaws is accurate and is posted to the website, when it is reactivated. A question was raised regarding Executive Session Minutes and allowable content required for Executive Session Meetings in accordance with the requirements by the latest Idaho HOA Act. This topic will be discussed at the next Board Meeting.
 9. **Adjourn** – Motion to adjourn, seconded and voted to adjourn at 8:33pm.



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