



Pinto Point Owners' Association

Priest Lake, Idaho

Denny Christenson - Chairman / Tom Lindquist -Vice Chairman / Jim Neal / Joe Blumel / Jan Tewel –
Secretary-Treasurer

PPOA SPECIAL BOARD MEETING MINUTES

February 14, 2023 5:00 pm

Via Conference Call

1. **Call to Order, Quorum –5:00 pm, Denny Christenson, Tom Lindquist, Jim Neal, Jan Tewel, Tim Kassa, Sheila Rucker, Dave Tewel, Joy York & Joselle Lee-Chao**
2. **Approve Minutes** of 11/15/2022 Fall Board Meeting, approved as written
 - a. **Treasurer's Report** – Jan Tewel reported that the balance in the PPOA Checking Account is \$13,593.06. All but 5 PPOA Members have paid their dues in full & those 5 members have contacted Jan to let her know that they will be sending payment shortly. One member declined to pay the Road Maintenance Fee for a second year (\$150.00 for 2021 & \$200 for 2022).
 - i. Jan reminded the Board that our bylaws provide for the Board to establish and collect assessment fees, the easement for Pinto Point Rd requires the Owners to maintain the road and our members voted to include the road district fee within the PPOA dues, but there was no quorum present.

Jan requested a vote regarding payment of the 2023 Road Maintenance Fee shortfall from the PPOA funds to the EPLICRD. Discussion took place regarding this request. A Motion was made by Jim Neal for the PPOA to pay the Road Maintenance Fee shortfall. A Second was made by

Tom Lindquist. No further discussion took place. Vote for payment from PPOA funds was unanimously approved.

3.. b. Fire Station Lease Committee - Jim Neal reported the Fire Station Lease Committee is about 90% done with preparation of a draft lease. It has not yet been presented to EPLFD or IDL. He reported the land required for the PPSD improvements has priority and fire station lease discussion is on hold until PPSD can confirm there is sufficient area for the PPSD improvement as well as a fire station lot.

3.c. Nomination Committee – Tom Lindquist advised that the Nomination Committee has prepared a Memo to be distributed to the PPOA Members, regarding the Board Member position openings for 2023. Denny Christenson’s, Jan Tewel’s and Joe Blumel’s terms will end in 2023. A “Call for Nominations” Memo will be emailed to members prior to March 1st.

3. Old Business

a. Lot 330 & Pinto Point Rd. – Denny reported on his conversation with Deputy AG Robert Follett about IDL transferring ownership of Pinto Point Rd to PPOA. Robert mentioned that IDL would retain an access right if PPOA obtained ownership to provide lake access for secondary lots if that should ever happen. The primary advantage for PPOA ownership of Pinto Point Rd would be to prevent secondary lot lake access. Recently Dan Brown, IDL’s Priest Lake Area Supervisor inquired if PPOA was interested in a land exchange that would result in PPOA’s ownership of the road as well as lot 330. IDL would ask that lot 330 be suitable for a residence. We previously informed IDL that due to lot 330’s required County and PPOA setbacks, the lot would only allow a structure of approximately 24 (twenty-four) sq. ft. PPOA also advised IDL that PPSD would not allow a sewer connection to the lot. Jim Neal suggested that Denny let Robert Follett or Dan Brown know that they should proceed with the listing Lot 330 in the 2023 VAFO, unless they are agreeable to a private lot exchange. All Board Members agreed.

A question was asked regarding the applicability of the PPOA CC&Rs to a winning bidder for Lot 330, who is not already a PPOA Member. Denny indicated that Lot 330 is included in the Plats for the Pinto Point Neighborhood and the CC&Rs apply to every lot within our subdivision. Therefore, Lot 330 must conform to the PPOA CC&R’s.

Another question was asked regarding the possibility of someone placing a RV on the lot and building a dock for use when they are at the lake. Denny reminded everyone that there is a time limit (2 weeks) for a RV to be placed on a lot stipulated in our CC&Rs

Another question was asked regarding wastewater disposal. The disposal of wastewater would be the owner’s responsibility since no PPSD connection will be allowed.

Tom Lindquist and Denny will respond to Dan Brown’s exchange suggestion advising that our Board cannot change our CC&Rs to allow for a residence on lot 330 and PPOA is tabling its interest in acquiring Pinto Point Rd.

4. **New Business** - Postponed.
5. **Next Meeting** – regular PPOA Spring Board Meeting, date to be determined.
6. **Adjourn** – Denny advised that our executive session policy will remain as presented during our 11/15/22 Fall Board Meeting until such time as the Board decides on its replacement. Items scheduled to be discussed are legal advice, potential litigation, property transactions and succession planning. A motion was made and seconded and vote approved for adjournment to Executive Session Meeting at 5:50pm.