



# Pinto Point Owners' Association

## Priest Lake, Idaho

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

### 2023 SPRING BOARD MEETING MINUTES

May 15, 2023 – 6:00 pm

Conducted via Conference Call

1. Call to Order, Quorum – Board Members present: Denny Christenson, Tom Lindquist, Jim Neal, Jan Tewel. Quorum is met. Trustees present: Dave Tewel, Ashley Wolfe, Tim Kassa, Sheila Rucker. Guests: Jaime Yob, Jim & Kathy McLean, Joselle Lee-Chao, Jim Bell, Joy York, Tory Daniewicz, Bruce Scott, Gail Pearson.
2. Minutes of the 2/14/2023 Special Board Meeting were accepted as amended. Item 2,a., I. was amended by adding the following language at the end of the paragraph “ , but there was no quorum present.”.
3. Reports
  - a. Treasurer’s Report – Bank Account Balance - \$7150.06. 52 members paid full invoice, one member paid partial payment. – the report was approved as presented.
  - b. Fire Station Lease Committee - No new information available. Lease Committee is awaiting information from PPSD to confirm a portion of the Community Services Lot will be available for the new EPLFD Fire Station.
  - c. Nominations Committee – no submissions for nominations for Board of Directors via the new voting process, at this time. Jan Tewel will agree to run for another partial term, in order to hand off the Secretary/Treasurer duties to the next Secretary/Treasurer. The PPOA Board will also need to appoint their Trustees in 2023.
4. Old Business
  - a. Lot 330 – IDL is indicating that this lot will be in the August 2023 Unleased Land Auction. The appraised value is \$473,000. The appraisal states: this lot will not be allowed to connect to the PPSD System, the new owner will be bound by the PPOA CC&R’s, the new owner will also be obligated to pay the Annual PPOA Dues and Road Maintenance Fee. Denny advised that IDL issued information regarding the sale of this lot using the obsolete PPOA CC&R’s and has advised IDL that they need to correct that information in the bidders package. Denny will also advise IDL that a correction needs to be made in the bidder package that no assumption should be made that the PPOA members will agree to approve variances for setbacks. Bruce Scott

advised that Bottles website has a separate page for this lot with the appraisal which contains inaccurate information. Bruce will provide the Board Members with the link to this page. Denny requested a Motion to provide IDL with formal written notice that the PPOA does not intend to approve setback variances. Tom Lindquist made a Motion, Joe Blumel seconded. Unanimous approval by the PPOA Board Members.

- b. Executive session policy – Denny presented a draft PPOA Executive Session Policy and suggested a correction. Discussion took place regarding the corrected policy. A Motion requested to approve the corrected PPOA Executive Session Policy. A Motion was made by Tom Lindquist, Seconded by Jim Neal. Unanimous Board Member vote to approve. The approved Executive Session Policy will be distributed with the Minutes.
- c. Road M&O fee policy. A vote for approval from the PPOA Members is necessary to provide the PPOA Board authority to include the annual PLICRD annual contribution in the annual PPOA members' dues. A Motion was made by Jim Neal for a ballot measure stating the PPOA annual assessment for expense aka: "membership fee" shall be the sum of the PPOA annual membership fee plus the PLICRD contribution. A Second was made by Joe Blumel. Discussion took place to ensure that the PPOA receives information from the PLICRD regarding the maintenance contractor used for repairs and plowing. A unanimous approval was given by the Board to include the Annual Road Maintenance Fee on the PPOA Annual Invoice on the 2023 Member Ballot.

## 5. New Business

- a. Secretary/Treasurer – Denny advised that two PPOA Members were offered the opportunity to perform the duties of the PPOA Secretary/Treasurer with some financial compensation offered. Those two members declined to accept that offer. Notification has been given to the PPOA Members three separate times, advising them that Jan Tewel will no longer be performing the Secretary/Treasurer duties after June of 2023. Since no members have submitted applications to become a PPOA Board Member and accept the duties as the Secretary/Treasurer, Jaime Yob, who is the Coolin Cavanaugh Bay Fire District and East Priest Lake Fire District Secretary/Treasurer was contacted to ask if she would be willing to perform those duties for the PPOA. Jaime Yob would perform those duties required by the PPOA Bylaws as an independent contractor. Denny Christenson has offered to give a laptop to Jaime. Jaime stated that she will only use this laptop for PPOA work and will give the laptop to the PPOA if there comes a time when she is no longer serving PPOA. Jim Neal made a Motion to contract with Jaime Yob to complete the Secretary/Treasurer work for PPOA for a 12-month term. A Second was made by Jan Tewel and a unanimous vote of approval was given by the PPOA Board Members.
- b. PPOA email and website – Jan explained that the PPSD and PPOA email address will need to be separated, when she is no longer performing the duties as the Secretary/Treasurer. Jan also suggested that, if the PPOA Board would like to have a separate website, the email address would be included in setting up a PPOA website.

After some discussion, it was decided that the PPOA does not need a separate website, at this time. Jaime Yob has the knowledge of Wordpress required to add and delete pages to the Owners Association Tab, on the PPSD Website. More information will be needed to find out how to give Jaime access to the website. Jan will create a PPOA gmail address prior to Jaime taking over the PPOA Secretary/Treasurer workload.

- c. Next Meeting – the next regularly scheduled meeting is the 2023 annual members meeting. July 29, 2023 at 9:00 am was selected for the 2023 PPOA Annual Members Meeting date. The meeting will once again take place at Russ Mager’s shop, located at Lot 218 – 142 Pinto Point Road. Notification of the meeting, the 2023 Ballot & the Member Meeting Agenda will be provided to members at least ten days prior to the Annual Meeting, in accordance with the PPOA Bylaws.
  - d. Denny advised that an Executive Session will take place, via email, to discuss a CC&R violation complaint that has been submitted.
6. Guest comments: Joy York asked if there was a process in place to respond to CC&R complaints. Denny advised that he agreed a process is needed and the current CC&R’s and HB703 spell out the steps required within an enforcement policy.
  7. A Motion was made by Jim Neal to adjourn the meeting, Second given by Denny and all Board Member voted to adjourn the meeting at 7:50pm.

#### Attachments

2/14/23 Special Meeting Minutes (amended)  
Executive Session Policy