

Lava Ranch Property Owners Board Minute Meetings

Meeting Date/Time: October 4, 2014 10:00AM

Meeting Location: Matt Groll Cabin, Lot #366

In Attendance: Harry Scott, President (Chairperson)
Deb Haun, Vice President
Adrienne Buckley, Treasurer
Jan Burnell, Secretary
Dan Heiner
Jean Robinson
Scott Campbell
Barry Vincent
Matt Groll

1. **Call to Order:** The meeting was called to order by Harry Scott at 9:58AM.
2. **Minutes to Meetings:** Adrienne Buckley had emailed minutes to the board for approval. These include the following:
 - a. July Board Pre-Meeting
Motion to accept as produced: Jean/Second by Adrienne
Minutes approved by current board
 - b. 2014 Annual Association Meeting
No changes made to minutes to be distributed to members.
 - c. July Board Post-Meeting
Motion to accept as approved: Jean Second by: Matt
Minutes approved by current board
3. **Treasurer's Report**
Adrienne Buckley presented the treasurer's report to date. Board **accepted** as presented.
4. **Board Member Reports**

Jean: Inquired to the continuance of the Lava Weekly. The board felt it should be continued, but at no charge, in lieu of annual donation.

Matt: Discussed compliance issues and architectural committee.

- a. Septic Issues to be asked for compliance, submitted to Bannock County Representative (Currently: Jesse Anglesey) for non-compliance.
- b. Mini-Cabins/Bath Houses: Mini-Cabins not allowed on ranch. Bath houses must be properly permitted. Board will assist in providing permitting information; if property owner ignores, it will necessitate notifying the county of the issue.
- c. Set Backs: Plot drawings should include footage from property lines including the appropriate set-backs. These will not be physically

measured by the board, but if complaints are issued, the owner will abide by the drawing submitted.

Harry: A bid of \$9,500 for the electrical improvements at the pavilion/restroom/well was submitted, and an estimated \$2,000 for a pedestal. Amounts would need to be included in the budget for 2015-2016.

Trees have been marked at pavilion for removal to avoid future problems as we encountered when the tree fell on the pavilion this last year.

Adrienne:

a. Court Cases:

Jeannie Avery garnishment has recovered full payment of lien. Satisfaction of Lien will be filed with Bannock County by Deb Haun

b. Website/Information Retention

Website development is still in progress and a decision for what should be there has not been clearly defined.

Scott:

Tanks for water project. Pictures sent out. Harry stated that BLM requires neutral colors. We still need to measure distance and easement for tanks.

Motion: (By Deb Haun via Email) There is a motion on the table to provide the BLM right of way Big Bear/High County/High Pine Ridge for rights to install new water supply system on the BLM lot and grant Harry and Scott the right to continue to negotiate terms. An amendment to include language to bring the fire evacuation road and Lava Ranch access roads to meet rural fire specs was also put forward for a vote. Second by Jan.

Motion Passed with unanimous vote in favor/motion presented

Harry:

Road Plan – 2015-2018 has been submitted to Bannock County Planning & Zoning Department for approval.

Motion made by by Jan Burnell to accept emails as authority on passing discussion points re: Jensen Lumber Project and additional fees charged during the collection process. Second: Barry Vincent: **Motion Passed** with the following vote: yes by 8 board members, opposed by Dan Heiner.

New Business

Douglas Fir:

Motion by Jan Burnell that Douglas Fir road be blocked at each end to create cul de sacs, as road is dangerous and costly to maintain. 2nd by Scott Campbell. Subsequent discussion followed. **No vote** was taken. There would be expense in changing the roads. This should be looked into further. In the meantime, signs should be posted: Not maintained/closed road/dangerous, etc.

RFP for Capital Improvements on Roads:

Scott: Suggests we look into creating a RFP for future road work for capital improvements. He will begin process and present at our next board meeting.

Violations:

Violations have been issued over the last 9 years. Fines have been \$500-\$1000. These have been clearly defined in covenants

Motion by Deb Haun to accept Violation Forms as created. Seconded by Matt Groll
Motion Passed with unanimous vote

Electrical Project – Lynx

Adrienne presented for approval for an electrical project down Lynx (on behalf of Marvin Zaugg). Dan Heiner suggested that it is important the transformers be off roadway (45 ft of 50ft road easement).

Motion by Adrienne Buckley to approve the project. Second by Jan Burnell and Scott Campbell.

Motion Passed with 8 votes, Adrienne Buckley abstained from vote.

Variance:

Roger Martin – Lot 294 requested a variance allowing him to be 40-50 ft off property line as it abuts common ground.

Motion by Matt Groll to allow variance. Seconded by Jan Burnell

Motion Passed with unanimous vote from board.

Easement:

Adrienne discussed that the restroom on common ground does not meet easement code and is too near the property owned by Jim Burrick. Jim is open to providing a 10-12ft recorded easement encompassing the restroom from the NW corner of the lot running south, in exchange for a 20ft access point to his lot off Lava Ranch common Ground..

Motion by Adrienne Buckley to accept the terms as laid out. Second Jan Burnell

Motion Passed: with unanimous vote from board.

Spring Creek:

Harry has had conversations regarding common roads (Raccoon/Silver Fox) with Spring Creek) They have agreed to 50% split cost of maintaining. (The gravel cost is estimated to be \$1600 this year.

Motion: by Adrienne Buckley to agree to the 50% terms. Second: Jean Robinson/Dan Heiner

Discussion: We may have to increase this as time goes on. There is a portion of asphalt which will require ripping blades to breakup for the acceptance of gravel. We will have to approach the costs annually.

Motion Passed with unanimous vote from the board

Driveway Setbacks:

Matt: We need all members to know that new/replacement gates should be 20ft onto property (45 ft from center of road). Drainage is required on each side of driveway, and gravel must be laid for the first 20ft section of driveway from the road.

Motion: by Matt to include requirements in communications to members. Second: Adrienne Buckley

Motion Passed with unanimous vote by the board

Gates:

Jean discussed the responses made at the annual association meeting, along with the email survey sent to members having a valid email address have been tabulated. After compiling this data, it was determined that a majority of responding members wish to leave the gates open 24/7.

Motion by Adrienne: The 7 gates at the entrances to Lava Ranch Subdivision should be left open. No action to enforce the previous policy requiring gates to be locked will be made. Second by Dan Heiner

Motion passed with unanimous vote by the board.

Keys:

It was discussed that we suggest members retaining their keys for future possible uses.

Evacuation Plan

Dan Heiner presented possible fire evacuation mapping and costs for suggested signage. This will be reviewed again in March. The board agreed that the evacuation plan will be on the website, included in the newsletter, and distributed at the annual meeting.

Dumpster:

Dan Heiner notified that the dumpster on Big Bear will replace the one on Wolverine, which will be removed in November for the season.

Meeting Adjourned