

Lava Ranches 2024 Newsletter

WELCOME TO THE MOUNTAIN 2024!

-Karen Flanary –Pres.

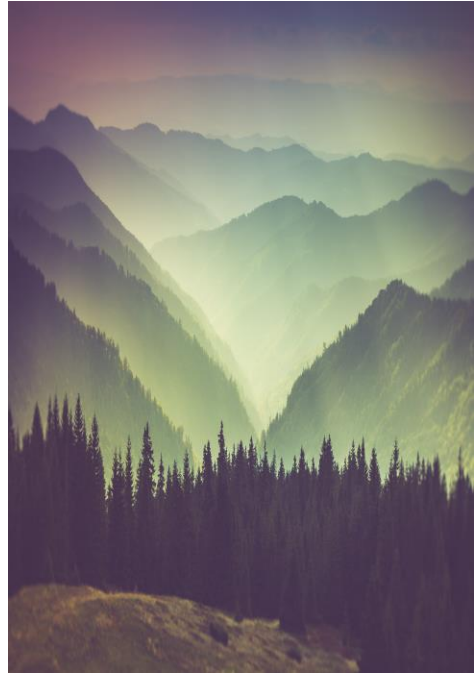
I am genuinely grateful to have a place like Lava Ranch to enjoy with our family and friends. The sound of the tires hitting the dirt road always brings a huge smile to my face; I hope it has the same effect on you. Great news- aside from the cost of completing the upper well water litigation, we have spent a relatively small amount of our legal budget on legal letters.

Please reach out to a board member with concerns! We can help to solve problems before they escalate and save everyone money. We want to foster a community that reflects our values and heartfelt appreciation for our mountain haven.

As a reminder, the board voted and signed a contract to allow Spring Creek to use our lower well and dumpsters for 2023 and 2024. They will pay us a lump sum of \$4,000 and an additional \$2,000 for road maintenance. Jamie Peterson will update you on how the road maintenance money was used.

A big thank you to our current board members for volunteering their time, and leadership in making Lava Ranch a fantastic family community. I have enjoyed working with each of you and appreciate your commitment, leadership, and ability to work together as a cohesive board that respects differing opinions and makes decisions collectively. **THANK YOU!**

I hope you and your loved ones enjoy our beautiful mountains as much as I do!



ON THE MOUNTAIN

- *Roads
- * Pavilion rental
- * Compliance
- *Meeting information
- * Updates on water, weeds, dumpsters, fences, pond, website.
- *Important Dates





Roads-

James patterson

jamesP83246@gmail.com

In a few short weeks we will be able to drive just about anywhere on the mountain, and that means it's once again time for road work. We start by working to correct damage from winter/mother nature, and then we work to improve those roads that have not had adequate attention for too long. Resources are always limited but we are making good progress on improving the overall road conditions. As winter snow retreats it is understandable that we wish to get to our property as soon as we can; it's been a long winter. We would ask, however, that you carefully consider the fragile nature of our dirt roads at this early springtime; although the snow may be close to gone, the roads are saturated and soft. Digging your way forward in a heavy vehicle/trailer may cause significant damage.

We will be applying magnesium-chloride on heavily traveled roads on Monday June 10th. Roads affected include Big Bear over its entire length; Wolverine to Martin and then up Martin to the 'bald spot', Silver Fox to Racoon and up Racoon to the LRPOA property line. We will also coat the drive circling the pavilion. We expect to start application at 8am and conclude by 11am.

Magnesium chloride is a natural material (close cousin to table salt) and binds with the loose dirt on the road to form a protective layer. Once dry it dramatically improves the capacity of dirt roads to bear heavy and continued traffic. Subsequent required maintenance on those roads thus treated is almost zero over the summer. The material is suspended in water and application is performed using a large (semi-truck) tanker with a trailing spray boom. The truck/boom assembly utilizes the entire road width making passing the truck very difficult and potentially dangerous. We would ask that, if possible, you try not to use those roads affected during the three hours of application (8:00-11:00). If you must use them, and should you meet the application truck, please give the truck the right of way; it has very limited maneuverability. We apologize for any inconvenience, but it is only once a year for a few short hours. Many thanks for your help!



Pavillion, fb, fences,



■ From Skylar Wright

- **Fences-**As we look forward to another momentous year on the mountain, we expect much less cattle traffic. With a lighter winter and the effort put into the fences last year, things should be a bit more buttoned up. We ask that you do not cross over the fences on your snow machines. I noticed several places this last winter where people rode over the fences and laid them down. These were all areas we spent property owners' money to repair fencing last spring. We will be redoing posts and fencing in several areas this summer and our contractor will need access to the fence lines through private property in some areas, we will do our best to notify property owners as we go so you have a heads up. Email is the best way to reach me with questions or concerns regarding the fences. Cobaltlandscapeco@gmail.com
- **Water-** we will be charging the lines to the upper well when road conditions and weather permit, we will communicate through the Facebook page and website when the upper well is turned on and ready to go.

From Shirley Sheffield There are still many dates available to reserve the pavillion this summer, the rental includes 6 trailer spots and the grassy area for tents. The rental fee is \$75 a night plus a \$100 refundable deposit. Email Shirley at shirley.lavaranch@gmail.com for more information.

A special shout out to all **Facebook** members. Thank you all for the insightful information that you have shared with us this past year to keep our community informed. All lot owners and their adult children are welcome to join. Not sure how? Send me an email and I can walk you through it.



Things to know

Weeds and Dumpsters-
Ray Rosen

The pond, website,
cameras-Josh Crowe

Weed spraying will begin as soon as we can get up on the Mountain. All the roads will be sprayed. If anyone is interested in having Aron spray their lot while he is up there, give Aaron a call 208-339 2324 for scheduling your weeds

- **Dumpsters** I want to thank everyone for their effort in helping to watch the dumpsters last year. Items other than kitchen trash rack up extra fees to have it sorted out at the waste facility.
- We are hoping to place new steps at the bottom dumpster this year for easier and safer access.
- Dumpsters will be in place from memorial day to Labor Day and remember - **Kitchen Trash Only**
- On a personal note, as this is my last year on the board, I want to thank everyone for their support over the past 3 years.

- Josh.lavaranch@gmail.com
- The **pond** will be treated to help reduce algae blooms. Fish will be added before the July 4th weekend.
- To ensure dumpster rules are followed, **cameras** will be installed and monitored. A \$500 fine will be assessed to any lot that disregards said rules(to include lot guests).



Compliance-Chris savage

chrissavage.lavaranch@gmail.com

At our annual meeting in July, 2022, we, as a board, committed to upholding the structure and setback covenants as requested by LRPOA. To ensure compliance, attorney fees will be used to cover legal fees for cease-and-desist legal letters sent to members who ignore these covenants. Prior to July 9, 2022, some structures and/or setbacks were constructed or in progress that did not align with our LRPOA covenants. Our members were given a timeframe to apply for grandfathering to ensure accountability moving forward.



Members who wish to present a request for a variance must have their request sent to Chris before **June 10th** so they can be added to this summer's agenda.



Please notify our compliance officer prior to beginning grading and excavation projects or building projects to ensure all Lava Ranch and Bannock County requirements have been satisfied.



Our compliance officer is here to help you get your projects started as soon as possible while complying with Lava Ranch and Bannock County requirements.



Fire prevention

-Rob Bruderer and Shirley Sheffield



- Lava Ranch has teamed up with Southeast Idaho Council of Governments for a grant to enact a fuel reduction program. The motivating factors are to create a firebreak perimeter around Lava Ranch and remove some of the bark beetle kill trees in Lava Ranch common space. Our hope is to be proactive about protecting the mountain by reducing the amount of highly combustibles. Last fall a fuel reduction expert met with members of the board at Lava Ranch to help draft a fuel reduction prescription. The prescription includes the following:
 - **Trees that are dead due to bug kill must be felled and removed**
 - Dead trees should be cut into 3-foot lengths for firewood use
 - Tree material must be mulched and cut flush with the ground, or up to 3 inches in height where practical
 - **Juniper and Brush Removal from the perimeter of Lava Ranch**
 - Mechanical mastication should remove to no more than 10 trees per acre
 - Tree material must be mulched and cut flush with the ground, or up to 3 inches in height where practical
 - Mastication should aim for small and uniform pieces
 - Trees unable to be masticated onsite should be removed for mulching
 - **Lop and Scatter Technique**
 - For trees unsuitable for mastication, particularly on steep slopes, limbs and tops should be removed and scattered within 12" of the ground
 - Stump residuals should be flush cut or up to 3 inches in height where practical
 - **Ladder Fuels Management**
 - Unless marked in orange flagging, all leave trees (Pines, Firs, Maples taller than 6', Quaking Aspens) will be limbed up to 6 ft. or no more than 1/3 their total height whichever is less
 - All brush within the treatment area should be cut and chipped
 - **Disposal**
 - Chips and masticated material should be spread no deeper than 3 inches, with excess removed off-site
 - Material must be cleared from roadways, stormwater facilities, and dry stream beds
 - Burn piles should be tightly compacted, with larger materials on the exterior, and located away from trees and steep slopes. They should not exceed 6 feet in height or 10 feet in diameter, with a dry portion created for spring burning using securely placed plastic covering
 - This spring contractors will have the opportunity to bid on this and the board hopes to begin executing on the prescription this year before the snow fall comes.



Things to remember

Important dates

☐ Compliance deadlines to Chris Savageby JUNE 10, 2024

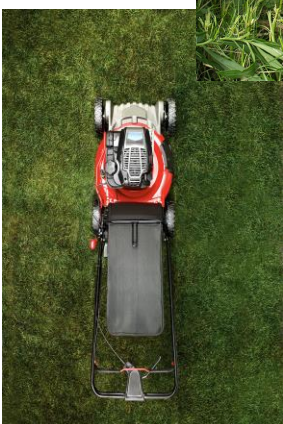
☐ Mag-chloride on roads-

☐ Monday June 10th 8-11am

☐ Annual meeting and lunch @ pavilion

Saturday, July 13th @ 10am

☐



■ Please be sure to help keep the cost of pavilion maintenance down by only putting human waste and toilet paper in the toilets. It costs \$1,000 to have them cleaned out.

■ Donations of a working lawn mower and/ or weed trimmer are needed for the pavilion. We thought we would ask for donations before spending money.

■ **Three BOD spots will open this year.** BOD members serve for 3 years to help manage and improve the mountain. Specific responsibilities are decided at the first BOD meeting of the year. Please consider running to let your voice be heard and make the mountain the best spot around!

■ Please email charlotte_m_moon@yahoo.com with interest & express why you would like to be part of the board



Last, but not least

FINANCIALS BY LARRY MADSEN



As many of you know, we had a rough year in 2022 as far as expenses go. We had a loss of almost \$35,000 (mainly due to unanticipated legal fees) and were forced to use most of our \$50,000 rainy-day fund to make up for this shortfall. In 2023, the board voted to increase the dues to \$450 to help pay our rainy day-fund back. As a result, in 2023 we had a gain of almost \$47,000 and were able to pay the fund back. This year our dues went to \$400, based on expenses of almost \$205,000 that we are expecting for 2024. Our budget for roads of \$130,000 make up about 64 percent and fence repair (\$10,500), weed control (\$5,800), Dumpster (\$13,500), Liability Insurance (\$13,750), and legal fees (\$10,000) of \$53550 make up about 26 percent.

Please be aware that the \$400 invoices have been sent out earlier this year than in prior years. If you did not receive one and need one, please let me know

(larry.lavaranch@gmail.com) or you can simply make payment of \$400 to LRPOA. Please send the payment to LRPOA, Box 131, Lava Hot Spring, ID 83246. Be sure to include your Lot # on your check to ensure that your account gets properly credited. Also, if you have any questions about this year's budget or any other questions about our finances, please let me know.

Thanks,
Larry Madsen



2024 LAVA RANCH BUDGET

INCOME 2024

LRPOA 5Acre Assessments (\$400 per lot) \$188,000
Prior year carryover for road improvement \$10,000
Estimated Dues not collected \$ (8,400)
Spring Creek Dumpster & Water \$4,000
Spring Creek Road Assessment \$2,000
Culvert Assessments \$3,000
Interest Assessments to Members \$3,300
Pavillion/trailer pad rental \$1,800
Bank interest \$1,000
Miscellaneous income (Atv tags, Keys, etc.) \$ 100
TOTAL INCOME \$204,800

EXPENSES:DEVELOPMENT & MAINTENANCE

Road Work \$127,000
Snow plowing \$3,000
Culvert Work for Members \$ 3,000
Fence Repair \$10,500
Electricity \$1,000
Signs \$ 750
Keys/Locks/Gates \$200
Weed Control \$5,800
Common Area Dev/Maintenance \$500
Restroom Maintenance \$200
Water Source \$500

MEMBER BENEFITS

Annual Picnic \$800
Fishpond \$2,400
Garbage/Dumpster service \$13,500
Security Services \$750
Web Site/Internet \$ 230

MANAGEMENT COSTS

Postage copy, office supplies \$1,000
Welcome Packets \$400
CPA/Bookkeeping \$3,500
Fees & Permits \$ 150
Property Taxes - Common Area \$1,000
Liability Insurance-Common Area \$12,000
Liability Insurance BOD \$1,750
Legal Fees \$10,000
Federal Income Tax \$400
Idaho State Income tax \$50
Board Reimbursement Expenses \$500

OTHER EXPENSES

Unplanned (Misc.) Expenses \$3,920

