



June 2021

FROM THE PRESIDENT

Dear Lot Owners,

We appreciate the continued support from our lot owners. This will be a busy year on the 'Mountain'. With an increased budget on the roads, we expect to see some significant improvements and conditions of our roads. We have had numerous lot owners volunteering their time to help support and manage this effort. Our appreciation goes out to these good folks. It is great to see the perspective of this NOT being a board issue but a lot- owner issue. With this type of support, we can accomplish a lot more than we have in the past.

I do have a few concerns as we start this spring, summer and fall season. With a record drought on the horizon, fire prevention is at the top of our list. I know a lot of people get excited when they can't make a roaring campfire. I'd be lying if I said I didn't either. Last year's fire on Cougar was a good wake up call to everyone about the importance of fire prevention and control. Simply said, we got lucky.

In the next couple weeks, we will be releasing a program to help educate all lot owners on how to make a USFS/BLM approved fire ring and what and how fire

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LRPOA Board

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Vice-President Tom Bland

Treasurer - Robert Poulson

Secretary - Kolleen DeGraff

Perry Trujillo

Shirley Sheffield

Shelly Madsen

Brad Hess

Josh Crowe

restrictions are placed. We intend to make this crystal clear to help protect this amazing place. We don't want to create more rules and have more things to

enforce, but we hope if education occurs, our good lot owners will apply what

they've learned, decreasing the probability of wildfires. Next, water conservation must be addressed. We are seeing more and more wells drilled, higher activity on the mountain and higher consumption than

in years past. With water demand increasing, we'd ask everyone to be conservative in the water you use.

A final note I would share....again is about conflict resolution. If something is happening you are not happy about on the mountain, feel free to reach out to your neighbor or a board member.

Let's work together to find solutions. Unfortunately, we continue to see lot owners engage in litigation which in the end costs everyone and rarely are either party happy about the results. Let's work together.

Thanks for all you do and let's have a fun safe summer!

There will be three openings on the board this year. We invite anyone who is interested in becoming a member of the board to contact Kolleen DeGraff at Kolleen.lavaranch@gmail.com to submit your name for voting at the July annual meeting. We'd like to thank Matt Groll, Kolleen DeGraff, and Tom Bland for serving their three-year terms and their contributions to our mountain community.

Thanks,
Matt Groll

ROADS/FENCING/WEED CONTROL

by Perry Trujillo

All fence repairs will be done by the end of June, before cattle are brought into the areas around Lava Ranches. If you happen to see cattle, please call Perry at 801-243-6144 with the approximate location. Weed control/spraying along the sides of the roads will be done during the first part of June with wind/weather permitting.

It is always the lot owner's responsibility to do weed control on their lot. It's also the lot owner's responsibility to trim all trees and brush back and anything over 13ft 6in high from the roadways. We'd like to encourage lot owners to cut down dead trees and clean up the branches, etc. left from the road clearance. Lot owners can rent a wood chipper from the Lava Fire Dept for \$25 an hour.

WELLS/FIRE ALARMS

by Tom Bland, Vice President

The board voted to secure our water this year. This decision was made because we know that non-LRPOA people have been taking water from our wells. With our current drought we need to conserve all of the water we can.

We will be installing a "lock out" on both locations, Wolverine and North High Country. Our plan is to install a keyed switch to activate the pumps. The key will be the same key that we

have used in the past on the gates. We realize that there are a lot of owners now that never used the keys and therefore never purchased one. These Medeco keys can not be copied. The keys will be \$25 each, which is the price that they have always been. We don't plan on activating the locks until after our annual meeting. We will be selling keys at that meeting. I will also have keys available after June 15. I plan on announcing via our website and Facebook two Saturday mornings, before the meeting, where I will set up a location for owners to purchase keys for two hours as well.

For additional developments, please make sure you have read the email from the board about the latest well situation.

I would also state that it is everyone's responsibility to help keep our water sources from being contaminated. Please keep the hoses off of the ground and keep your pets away from the pump areas.

Both Fire Alarms have been tested and are operating. When needed, both alarms have to be activated by turning the switch ON. The switch is located on the pole holding the solar panel. One alarm is located at the corner of High Country and Marten and the other is located at the well on lower Wolverine." They will be tested monthly during the summer season.

WELCOME PACKETS

by Shelly Madsen

We had a BIG year of new Lava Ranch property owners in 2020. Almost 50 new property owners (48 to be exact) that we were made aware of. We sent welcome packets out to all of the new Lava Ranch Property owners. In this packet we included basic info about Lava Ranch and some great resources about our amazing mountain. Hopefully these packets will help the new owners feel more welcome and informed. If you are a new owner and have not received this packet, please email me with your information including a picture of your deed. shellymad@comcast.net

DUMPSTERS

by Kolleen DeGraff, Secretary

Snake River, our previous dumpster company, surprised us this spring by raising their rates to an unaffordable amount, causing everyone to carry their trash out. After much searching, we believe we have found another company willing to travel to Lava Ranch. Hopefully, by the time you read this, trash dumpsters are back on the mountain.

There are two trash dumpsters on the mountain: one on Big Bear and one on Wolverine. Dumpsters are ONLY for kitchen trash and must be bagged to keep animals from dragging it all over. All other types of trash: construction, yard, etc. should be taken to the McCammon dump, located on Hwy 30. During the summer, they are open Wednesdays and Saturdays. It's about \$5 a car and \$10-15 a truckload. Sometimes, it can take the dumpster company awhile to empty the dumpster. If you see the dumpster is full, please try the other dumpster, take it to the dump or home with you or wait till it has been emptied. Trail cameras are being set up at the dumpster sites to discourage unapproved items and a \$500 fine will be assessed with no warnings..

POND

by Josh Crowe

A large number of trout have been added to the pond for the enjoyment of Lava Ranch HOA members and their families. Please remind your family and guests that the fish limit is 2 fish per LOT (NOT per person), per day. Fishing privileges are limited to Lava Ranch property owners and their guests. If you encounter others using the pond illegally, kindly ask them to leave. "Catch and Release" is encouraged with barbless hooks so the fish have a better chance of survival. Fishing, boating and recreating are at your own risk. Please help keep the pond area clean, pick up your trash and any that you find!

PAVILLION

by Shirley Sheffield

The Pavilion rental availability dates can be found on our LavaRanch.com webpage in the Member Only section under 'additional information'. Email Shirley.lavaranch@gmail.com to reserve and obtain the necessary paperwork. Cost is \$50 per night plus a deposit that will be returned if the area is left clean and no damage has occurred.

Daytime use is allowed for picnics if the Pavilion is not currently being rented. Please carry your trash out and leave the area clean.

We currently do not have a maintenance person, so it is up to all of us to take care of the Pavilion area. It only takes a few extra minutes if you are filling your tote with water to take a weed eater to help with the overgrowth or check on the restrooms. Any help is appreciated.

COMMUNICATIONS

by Shirley Sheffield

Facebook:

What a fantastic group we have on Facebook and it continues to grow. It is a valuable source of information as well as a great way to meet your mountain neighbors. We welcome all Lot owners and immediate family members, if you have not already joined, we invite you to do so, it only takes a minute to answer a few questions.

This page is community driven, but Board approved. We do allow 'For Sale' items if the item for sale is on the mountain and we love photo shots, animal sightings and weather updates.

Google Group Email:

Throughout the year we send out updates and need to know information to our lot owners. This summer, we will also be sending out regular updates on the road work so everyone will be in the loop on what is being done and what roads to avoid if necessary.

We send our updates via email through Google Groups, if you are not receiving these and would like to, send an email request to lavaranchbod@gmail.com. Please let us know if you have changed your email address by sending an email to the address above, please include your prior email address so it may be deleted.

Also, we have a few owners that state they are not receiving the emails, be aware that some email addresses have a spam blocker which include Google Groups, especially if it is a corporate email that you are using, so you may want to consider using a different email

address for our updates.

LAVA RANCH ASSOCIATION MEETING

YOU'RE INVITED! LRPOA ANNUAL MEETING

July 10, 10 AM at the Pavilion

FINANCIALS

By Bob Poulson, Treasurer

There are three financial statements commonly reported; Balance Sheet, Cash Flow and Statement of Activities (commonly called an Income Statement). The Balance Sheet indicates the financial health of the organization, the Statement of Activities tells you what happened during the year financially and the Cash Flow statement lets you know how you are doing cash wise and how your cash position changed. Direct your attention to each of the statements.

The Balance Sheet shows that our Assets decreased by \$42,548 for the year 2020 as well as Cash decreasing by \$41,659 mainly because of the Net Income for the year being a minus \$49,254.

Statement of Activities shows an increase of expense over income of \$49,254. A deficit of \$26,345 was planned for in the budget but the road work exceeded what was budgeted by \$32,065 which is the main cause of the increased deficit.

The proposed budget for 2021 is substantially the same as what was spent in 2020. The board noted that the biggest concern of lot owners is the condition of the roads and that was the focus for 2020 and will continue for the next three years. The amount budgeted for 2021 is essentially the same what was spent in 2020, so in order to provide for a balance budget in 2021 annual dues will need to be increase. to \$350. This is the first dues increase in over five years. The last increase was in 2016. Again the amount of increase is allocated to the long-term improvement of the roads.

Looking at the Pro Forma Balance Sheet and Cash Flow, the cash balance will decrease slightly to \$66,359 at the end of 2021 with Unrestricted Funds of \$22,409 (note, \$50,000 is restricted as emergency funds). This should be sufficient to keep an adequate working capital balance.

Invoices will be sent out the first week of June for \$350. It saves considerable time and expense to send out invoices via email, so if you received an invoice by mail and would be willing to have invoices delivered electronically please send an email to debbie.lavaranch@gmail.com.

Also, please send an email to debbie.lavaranch@gmail.com if you did not get a copy of the invoice. If you have not yet received your invoice you can simply make payment of \$350 made out to LRPOA addressed 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.



PROXY FORM

If you are unable to attend the annual meeting, we encourage you to complete the form below to authorize a qualified lot owner to represent your vote on Association matters. This ensures that you have a voice in Lava Ranch. Please fill out the form with all the information and mail it to the POB by July 1st, 2021 or submit it to your chosen representative prior to the annual meeting.

Lava Ranch Property Owners Association FISCAL YEAR 2020-2021 Proxy Form

I, _____ do hereby swear that I am the registered owner of lot number(s) _____ in Lava Ranch subdivision, Bannock County Idaho. I authorize _____, who is the registered owner of lot number _____ in Lava Ranch subdivision, Bannock County, Idaho, to act as my proxy on all matters presented for action at the L.R.P.O.A. meeting to be held on July 10, 2021, at 10:00am at the Frank May Pavilion. I certify that the information provided is true and correct and that all parties listed are members in good standing and authorized to participate in the above-mentioned meeting.

Signature: _____

Date: _____

Total Number of Lots owned: _____

Note: All proxy forms must be signed and submitted prior to the beginning of the meeting. Unsigned or late proxy forms will not be accepted.

