



Lava Ranch Mountain Properties

JUNE 2019 NEWSLETTER

**2019 Annual Meeting
Frank May Pavilion
Saturday, July 13th, 2019
10:00am**

We look forward to seeing our friends/neighbors and a productive meeting!

AGENDA

- Welcome
- Approval of Previous Meeting Minutes
- Board Member Reports
- Budget Review and Acceptance by Vote
- Finalize New Business
- Election of New Board members
- Lunch
- Election Results Announced
- Adjourn

The Mountains Are Calling and I Must Go!

President's Message

I am looking forward to another great year on the mountain! Time spent on the mountain rejuvenates mind and body. We want to welcome all the new lot owners in LRPOA. Please go to our website, Lavaranch.com to read the covenants, rules and regulations of the association. Knowledge of these will greatly improve your time and investment at LRPOA. We hope you find your little piece of heaven amongst us.

I want to thank all the board members for all their time and energy on the board. It has been a pleasure working with you. This will be the one and only year for me as President. But it has been a great three years on the board.

There will be at least 3 open positions on the board so please consider running for a position on the board. Voting will take place at the July 13 meeting or by proxy. The proxy form is at the end of this newsletter. Thanks for the opportunity to serve you.

Recent Regulations Reminder

The LRPOA Board of Directors met on Oct 1, 2016 for a quarterly meeting and adopted five new motions that it deems necessary to promote and protect the common good of the entire membership. These new rules were developed in consultation with the Association attorney and were approved by unanimous vote by the Board of Directors. They are listed below:

1. Lava Ranch Property Owners subdivision is not a mixed-use subdivision and therefore a Lot Owner does not have the right to “choose” a specific use other than may be reasonably related to such residential usage. No lot shall be used or occupied in the subdivision(s) for the purpose of carrying on any business, commercial, or industrial activities. Prohibited activities include, but are not limited to, utilizing any lot, structure, or improvements for long term, short term, or transient rental.

2. Those persons found advertising to lease or rent their homes and/or any portion of a Lava Ranch lot may be fined at the discretion of the Lava Ranch Board of Directors up to \$200 per day for any such day the property is advertised in any media for rent.

3. The term “guest” shall be defined as a person or persons invited by a member in good standing to spend any amount of time on Lava Ranch property and such invitee is not paying for the privilege of spending time at the property.

4. The common areas, including all private roads, assets, and facilities within the subdivision are conveyed to the Lava Ranch Property Owners’ Association, and as such are the private property of the Lava Ranch Property Owners’ Association. The right of access to the common areas, private roads, or other assets or facilities can be restricted or denied to any person not qualified for its use. Any person who willfully or intentionally commits trespass may be referred for criminal prosecution to the appropriate authorities and/or may be subject to fines payable to the Lava Ranch Property Owners’ Association.

5. No licensee shall be allowed to use any of the amenities of Lava Ranch without the written consent of the Treasurer or other designee as determined from time to time by the Lava Ranch Board of Directors. Licensees may purchase the right to use Lava Ranch amenities at such rates as deemed appropriate by the Lava Ranch Board of Directors. The Lava Ranch Board of Directors shall have discretion to determine whether a license to use association amenities shall be issued to any licensee

Today is YOUR day! Your MOUNTAIN is waiting. SO.... get on your way!

Dr Seuss

Compliance

Compliance with LRPOA covenants and regulations helps protect all property owners, saves time, money, heart ache and stress. A verbal yes from a board member; does not satisfy the requirement that two board members must sign off on Lava Ranch approvals. Permits from the county are most often also required. I have been amazed at the hap-hazard approach that many have taken concerning their lot development. A large investment deserves a little more consideration. I will provide some examples that will show my thoughts.

One property owner shared

“...found that both my neighbors had severely crossed onto my property. One has put a road and gate on my land and the other excavated 50’ onto my property, dug it up and put in a fire pit, tent spots, stairs and a rock wall all on my side of the property line. Going to have to have a couple awkward talks with the neighbors”

Is two years of grief worth the following? Bannock County has codes and regulations. The POA needs to comply with the laws.

“...purchased the shed. Had it delivered and the next time we went up Bannock county had a "Cease and desist" note on the ground next to the shed. I contacted the county and they told me I had to have a foundation under the shed, or I had to remove 24 sq ft. I have been dealing with this for two years”

There are requirements of a 100 feet set-back for all development. Trailer pads, fire pits, and sheds. Roads can be built on the line with proper permits and Lava Ranch approval. Know where your stakes are. You are responsible for any work your contractor does. Personally, I would run from any unlicensed or uninsured contractor.

Would you like to be neighbors in the following situation?

“He parks his trailer right on our lot line and has and is building a permanent building within the 100 foot variance... It has become hard to have any privacy with him and his family that close to our property. If he used the 100 ft. set back it would be so much more private “

The board is working to make many documents and forms available online. We are here to assist in helping you make sure development is done properly. Let’s avoid unnecessary expenses and civil litigation by just doing. Rather do it right and plan. It is a real blessing to own property in such a beautiful area.

Pond, Dumpsters, Pavilion Rental, Fencing, Misc.

POND -- Fish will be in the pond before the annual picnic. Please remind your family and guests that the fish limit at the pond is two (2) fish per lot (NOT per person) per day. There is a limited number of fish and they are not cheap, so if you are looking for a big catch of fish or having your own fishing derby with your pals, head down to the Portneuf River in Lava and save some fish for the youngsters in Lava Ranch.

Fishing privileges are limited to Lava Ranch property owners and their guests only. If you encounter others using the pond illegally, kindly ask them to leave. It is unacceptable to utilize your ATV/UTV's through or around the pond even when the water level is low. Please help keep the pond area clean and pick up any trash you come across.

The pond is posted NO swimming for people and animals. This is necessary for LRPOA to keep its insurance on the pond and because there are leeches in the pond. The pond will be drained this Fall in order to lessen the number of leeches.

PAVILLION --The electricity is completed at the pavilion. When someone has rented the pavilion, reserve signs will be put up at the dump station. The pavilion **WILL BE CLOSED** until renters leave. Please don't go around the pavilion when renters are there. The bathrooms will remain open. If you want to rent the pavilion or see any problems happening, please contact Sarathomplavaranch@gmail.com, or text at 801-725 -3389.

DUMPSTERS -- The dumpsters are located on Big Bear and on Wolverine. Please remember to throw the trash **IN** the dumpster, not set it outside the dumpster where animals can get into it. The dumpsters are for kitchen garbage **ONLY**. Discarded furniture, appliances, etc. are to be taken home or to the Bannock County dump in McCammon. Breaking down any boxes would be greatly appreciated.

FENCING -- Because of the heavy snow fall this year there will be some fence maintenance. By the middle of July the south-west corner of the Lava Ranch properties will be completely fenced in, other than Smith Canyon road. Throughout the summer, if you encounter cattle on Lava Ranch properties please call Perry at 801-243-6144

SLASH PILE --The slash pile is located on Maple Pass.

Noxious Weed Control

Lava Ranch will spray weeds and/or brush that interferes with roadways. Lot Owners are responsible for controlling noxious weeds, such as Dyers Woad within their property.

Tags and Stickers

REMINDER: Hanging tags or stickers are required on all lot owner's vehicles, including recreational vehicles. This helps all of us identify a fellow association member versus visitors to the mountain. Hanging tags and stickers should have your lot # written on them. Lot owners receive 2 hanging tags and 2 free stickers when they join the association. Additional hanging tags are \$5 each and stickers are \$1 each and will be available at the July 13 meeting. If you did not receive your free hangers and tags please email Kolleen.lavaranch@gmail.com

Lava Ranch Website, Google Groups, Facebook

Since the last Annual Membership meeting, there have been 28 new members added to the Members Only section of the website. The Members Only section gives members access to Additional Corporate Documents, Motions, Policies, Rules & Regulations. It also has past Annual Membership meeting minutes and board meeting minutes. You will also find accounting financial records, general membership information, and useful forms. If you are not currently registered and would like to be please visit www.lavaranch.com and click on the Members Only tab. You can then register for access Please note that the "Members Only" is for deeded lot owners and spouses. Documentation may be required to process your request. Once your information is received and approved ... you will receive a password allowing you access. Please allow a few days for processing.

The Board of Directors uses Google Groups for communication with the membership. If you would like to be included, you can send a request to be added to the group at lavaranchbod@gmail.com. If you are on the list and have not been receiving communication please contact us and we can verify that you are on the list. You may also need to check your spam folder. If you have any questions or need assistance, please contact us.

Members of the Lava Ranch Community have created a Facebook page. While this is not sponsored by LRPOA, it is a fun way to get to know your neighbors, weather conditions and see pictures of the wildlife roaming our mountain. Look for Lava Ranch on Facebook and ask to join.

Firearms

Lava Ranch has long had a safety policy of no hunting or target practice in LRPOA. There are signs posted prohibiting the use of firearms. If you hear gunfire and know it is in LRPOA please contact a board member. Neighboring property associations such as Spring Creek do not have the same safety policies and you may hear gunfire from their area.

Road Maintenance

Maintenance and road improvements during the 2018 season steadily moved forward. While there is still much to be done, the roads this spring have held up very well with all the snow and rain we have had so far in 2019.

In 2018, road maintenance (including grading and gravel) was done in June and July at the Pavilion and Wolverine well, Wolverine to Martin, Martin to Little Buffalo, Lynx, Big Bear, and High Country. Wolverine and Martin also had drainage pipes cleared.

Clearing trees from the easements to meet the Rural Fire Code was done on Big Bear, Deer Haven, Little Buffalo to Martin, and upper Martin to High Country. Excavation work to remove stumps and large rocks in order to widen the road, along with grading and gravel followed those same roads.

As a reminder, to meet the Rural Fire code, to create defensible space against fire, and to help to reduce Beetle Kill our roads must be widened to 20-24 ft wide. Timber harvest from the easements is required before widening can begin. Branches must be cleared to 13ft 6in off the ground. We install culverts across the roads and driveways as needed to reduce and control water drainage on the roads.

Required culverts need a minimum 12"-14" diameter, depending on the volume of the run-off. The length for driveways is a minimum 20ft, and can be installed with 10ft incremental increases from that point. Please be aware, to pull a trailer onto a lot, it is recommended that 30ft or more be installed for your driveway. Gates on lots should be placed 20ft back.

Information about 2019 road improvements will be determined by June 30.

Mountain Fire Alarm

Wildfires are a concern for any mountain community. We are investigating the feasibility and costs to upgrade our fire warning system. The current system, with one siren on the corner of Big Bear and Marten and one down by the Bowery doesn't provide adequate coverage. There may be some government funds available to help with the cost. In the meantime, prior to fire season, the batteries will be replaced on the two units we currently have. Please make sure your campfires are fully extinguished.

Community Water Sources- Well & Water Tanks

The well and water tanks providing water for members of Lava Ranch is a tremendous asset. It is important that each person using the water protects it from contamination. Here are some things to remember to make sure the water stays as pure as possible.

The containers used to transport water are a breeding ground for bacteria and other contamination. The risk to pollute the water source is high unless care is taken to prevent it. When the fill hose is submerged under the water, it allows contamination to enter back into the well/tanks when it is shut off. It is equally important that when you are collecting water from either the primary well or the new tanks on top that you do not place the hoses on the ground.

Do not use the well or tank water for anything other than obtaining water for household use. The primary well and water tanks should never be used for cleaning sewer dump totes or sewer hoses. There two (2) options for cleaning sewer totes/hoses or other containers. A separate water source is the hose adjacent to the right of the well. A hydrant has been put near the dump station. Both are connected to a non-potable water tank.

The water tanks are still considered non-potable because the potential for contamination is unlimited and mostly beyond our control. They were tested last year with some bacteria present which means contamination occurred probably by folks not paying attention. We hope there will come a time when we can declare all water sources as safe for culinary use.

The community well on lower Wolverine will be tested for bacteria again this year. The test last year came back free of contaminants and we are all responsible to maintain it in the same condition this year.”

Trespassing Memo

In the state of Idaho, trespassing on all private property is illegal. All property within Lava Ranch subdivision is private land. That includes each individual lot, common ground, and roads. Intrusion onto any neighboring property without express permission is considered trespassing and can be prosecuted. The law, HB 658, provides tough penalties for people who willfully and knowingly trespass on private land. HB 658 shifts the onus of distinguishing private property from the property-owner to the visitor. It increases harsher fines and penalties for trespassing and changes/removes the requirement to post your private land/lot.

The Lava Ranch POA continues to work to ensure that we foster a cooperative culture between landowners and those who are authorized to recreate within the subdivision, while providing tough enforcement for people who willfully and knowingly trespass. **Our efforts include requiring everyone to comply with the long-standing LRPOA policy to display a lot number somewhere on every vehicle, ATV/UTV, utility trailer, and winter vehicles using Lava Ranch roads.**

Board Members

President – Perry Trujillo

Vice- President – Tom Bland

Treasurer – Robert Poulson

Secretary – Kolleen DeGraff

Directors - Craig Scott, Sarah Thompson, Shirley Sheffield,

Jody Price and Matt Groll

Candidates for Lava Ranch Board of Directors

As the annual meeting approaches, we are again looking for good people to replace those leaving. **We Need You!**

We hope each lot owner at Lava Ranch will consider how they may assist in making our community better. One way is to run for a vacancy on the Board and work with a great group of people to help the Association move towards the achievement of their mission. Board members must have a clear understanding of their distinctive roles. When you begin your tenure with a solid overview of what you need to know and what will be expected of you, you will be able to step into your position and serve with purpose.

Your service as a board member will be most rewarding to you and will serve the Association best if you are able to focus on your key duties:

- 1) Attend all meetings and participate in regular communications.
- 2) Be prepared and informed.
- 3) Speak your mind and ask hard questions.
- 4) Support other board members to pull their weight.
- 5) Take responsibility for your stewardship of the organization's assets.
- 6) Remember that integrity is everything.

A board member has the fiduciary obligation to the organization, he or she must act with good faith and loyalty and always exclusively in the best interests of the organization. The board serves as what is sometimes called “a bridge and a buffer” between conflicts of interests with the rules and regulations governing ownership, county and state agencies, and other members. You will be asked to ensure the organization has procedures in place to prevent conflicts of interest and to make decisions that have no conflicts of interest with the person whose transaction is under consideration.

There are four regular openings that have a term for 3 years that will be filled at the meeting this year. If you would like to be on the ballot for one of the open positions, please notify:

Kolleen DeGraff, Lava Ranch POA, P.O. Box 131, Lava Hot Springs, ID 83246

Email: bkdegraff@msn.com

Submittals should be received by **July 3, 2019** for the printed ballots

Treasurer

This past year two changes were made to how LRPOA does its financial reporting. First we changed from a fiscal year ending June 30 to a calendar year to more nearly match the association's natural business cycle. Second we have gone from a cash basis of accounting to an accrual basis to conform to Generally Accepted Accounting Principles (GAAP). You will see a slightly different presentation to the financial reports that follow.

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 shows that our Assets increased over the six-month period from June 30, 2018 to December 31, 2018 by \$19,677 with most of that increase coming from Unrestricted Funds of \$17,817.

Cash Flows shows that cash increased by \$22,529 with most of that increase coming from Net Income.

Statement of Activities shows an increase of income over expense of \$17,817. That increase was due mainly to not completing several of the projects that we had budgeted for namely: fire protection, fence repair and weed control. The total income was very close to what was budgeted.

The proposed budget for 2019 indicates a deficit of income over expense of approximately the same amount \$17,885. This mainly reflects a timing difference of the fire protection, fence repair and weed control from 2018 to 2019. Also, the fire protection is increased to reflect an update to our fire warning system. As a result the increase in 2018 with the decrease in 2019 becomes pretty much a wash over the two-year period. However, the road budget has increased by over \$20,000. As a result, we have increased the annual assessment from \$200 to \$250 for 2019 to cover the cost of road improvements without have to additionally draw from our unrestricted fund balance.

I've had reports that several of you have not received an emailed invoice for the 2019 assessment of \$250. I am looking into what may have happened. I know that many of you did get an invoice by email if that is the method you requested. However, if you have not yet received your invoice you can simply make payment of \$250 made out to LRPOA addressed to LRPOA, Box 131, Lava Hot Spring, ID 83246. **Be sure to include your Lot # on your check** to insure that your account gets properly credited. Please send me an email at bob.lavaranch@gmail.com if you did not get a copy of the invoice.

STATEMENT OF ACTIVITIES & PROPOSED BUDGET

2019 BUDGET	2018 budget	2018 Actual	Proposed 2019 Budget
INCOME			
LRPOA 5Acre Assessments	\$ 94,000.00	\$ 94,150.00	\$ 117,500.00
Less Allowance for Uncollectables	\$ (5,000.00)	\$ -	\$ (3,000.00)
Spring Creek	\$ 1,725.00	\$ 1,495.00	\$ 1,500.00
Other income	\$ 7,580.00	\$ 1,093.05	\$ 4,800.00
TOTAL INCOME	\$ 107,305.00	\$ 106,738.05	\$ 120,800.00
EXPENSE			
DEVELOPMENT & MAINTENANCE			
Road Work	\$ 52,000.00	\$ 57,212.54	\$ 78,000.00
Fire Protection/Safety	\$ 5,250.00	\$ -	\$ 16,000.00
Fence Repair	\$ 5,500.00	\$ -	\$ 12,000.00
Weed Control	\$ 6,500.00	\$ -	\$ 6,000.00
Maintenance	\$ 8,300.00	\$ 8,826.41	\$ 4,050.00
MEMBER BENEFITS			
Garbage/Dumpster service	\$ 6,500.00	\$ 4,586.34	\$ 6,500.00
Other	\$ 650.00	\$ 628.52	\$ 1,650.00
MANAGEMENT COSTS			
Insurance	\$ 5,200.00	\$ 5,003.11	\$ 6,600.00
Taxes	\$ 770.00	\$ 788.68	\$ 790.00
Legal/Accounting	\$ 4,500.00	\$ 883.29	\$ 4,000.00
Supplies & Miscellaneous	\$ 3,135.00	\$ 992.18	\$ 3,095.00
EXPENSE TOTALS	\$ 107,305.00	\$ 108,921.07	\$ 138,685.00
Additions (Borrowing) to General Fund	\$ -	\$ 17,816.98	\$ (17,885.00)

BALANCE SHEET

	31-Dec-2018	30-Jun-2018
ASSETS		
Cash	\$ 93,590.81	\$ 71,061.85
Accounts Receivable	\$ 10,044.08	\$ 12,896.31
Other Current Assets	\$ -	\$ -
TOTAL ASSETS	\$ 103,634.89	\$ 83,958.16
LIABILITIES & FUNDS		
Current Liabilities	\$ 3,789.32	\$ 1,929.26
Funds		
Unrestricted funds	\$ 32,028.90	\$ 35,036.11
Restricted funds	\$ 50,000.00	\$ 50,000.00
Net Income	\$ 17,816.67	\$ (3,007.21)
Total Funds	\$ 99,845.57	\$ 82,028.90
TOTAL LIABILITIES & FUNDS	\$ 103,634.89	\$ 83,958.16

CASH FLOWS

Beginning Cash	\$ 71,061.85	\$ 77,543.32
Sources (Uses) of Cash		
Decrease to Account Receivable	\$ 2,852.23	\$ (5,172.64)
Increase to Current Liabilities	\$ 1,860.06	\$ 1,698.38
Net Income	\$ 17,816.67	\$ (3,007.21)
Total Sourced of Cash	\$ 22,528.96	\$ (6,481.47)
Ending Cash	\$ 93,590.81	\$ 71,061.85

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 insures 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, 2019 or submit it to your chosen representative prior to the annual meeting.

Lava Ranch Property Owners Association FISCAL YEAR 2019-2020 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 13, 2019, 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.