

# LAVA RANCH NEWSLETTER

June 2012

## PRESIDENT'S MESSAGE

Greetings Lava Ranch lot owners! The LRPOA Board of Directors wishes you & yours the best summer ever on the mountain. We look forward to meeting with everyone at the Annual Meeting/Picnic on July 14<sup>th</sup>. We encourage you to come and participate.

I want to extend thanks to all those who volunteer their time & efforts to make Lava Ranch a special place. At the picnic we will be able to say good-bye & thank you to 3 board members who have done an outstanding job. We also have the opportunity to choose 3 others to take their place. Now is the time to get involved if you're so inclined.

Have you been to the website? Many hours have been invested to make the site an informative spot. I encourage you to make yourself familiar with it because it is the go-to source for info about Lava Ranch. Access the Lava Ranch website at [lavaranchpoa.com](http://lavaranchpoa.com) for current information and [lavaranch.com](http://lavaranch.com) for forum input and comments.

On behalf of the board, we wish you a safe & fun summer. As we work together to be good neighbors in all aspects of lot ownership, we can make Lava Ranch the awesome place we want it to be.

See you on the mountain!  
Layne Barber  
LRPOA Board President

## 2012 ANNUAL MEETING

Will be held at the Frank May Pavilion on July 14<sup>th</sup>, 2012 starting at 11:00 am. We look forward to a productive and enjoyable meeting.

### AGENDA

1. Welcome
2. Board Member Reports
3. Budget Review & Vote
4. Election of New Board Members
5. Lunch!
6. Election Results Announced
7. Adjourn

## LAVA RANCH CANDIDATES FOR 2012 BOARD OF DIRECTORS

As the annual meeting approaches, each lot owner at Lava Ranch should give consideration as to how they may assist in making our community better. One way is to run for a vacancy on the board. The board works to further the various aspects of Lava Ranch as a recreational community. There are **3** openings that will be filled at this years meeting. If you would like to be on the ballot for one of the open positions, please notify Curtiss Frost, Secretary of the LRPOA Board, by phone at 801-389-6576 or by email at [cfrost@co.weber.ut.us](mailto:cfrost@co.weber.ut.us), and submit a brief response to the following questions:

- *Tell us a little bit about yourself.*
- *How long have you owned property on Lava Ranch?*
- *What specific issues/concerns do you have regarding the Ranch, and what would you do to address them?*
- *What qualities, experience, and qualifications do you have that you feel would enhance the effectiveness of the Board?*

I would like to thank all the people that signed up to volunteer for the different areas we had on the lists last year. We have contacted some of you to help in the areas that you were interested in. We are in the process of trying to set up a neighborhood watch program. We will be doing so with the direction of Bannock County Sheriff's office. We can all work together to make Lava Ranch a safer, more enjoyable place to live or visit. The main things this neighborhood watch program will be working on is: Trespassing, Vandalism, and Burglary. If you would like to participate in this program contact Curtiss Frost 801-776-2507, [cfrost85@hotmail.com](mailto:cfrost85@hotmail.com), or look for more information to come on the website. If you see something suspicious, that is a non-emergency you can contact Bannock County Sheriff's office at 208-236-7111. Thanks for all you do and for your willingness to get involved.

*Curtiss Frost*

For those property owners unable to attend the annual meeting, the form below can be used to authorize a qualified lot owner to represent your vote on association matters. Please fill out completely and mail or submit to your chosen representative.

**Lava Ranch Property Owners Association  
Proxy Form**

I \_\_\_\_\_ do hereby swear that I am the registered owner of lot number/numbers \_\_\_\_\_ in Lava Ranch sub division, Bannock County, Idaho.

I authorize \_\_\_\_\_ who is the registered owner of lot number \_\_\_\_\_ in Lava Ranch sub division, 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 14, 2012 11:00 am at the Frank May pavilion.

I certify that the information provided is true and correct. That all parties listed are members in good standing and authorized to participate in the above mentioned meeting.

Signature \_\_\_\_\_

Date \_\_\_\_\_ Number of Lot/Lots \_\_\_\_\_

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.

**FAREWELL AND GOOD LUCK**

I would like to personally thank the association for giving me the opportunity to serve on the board. I have thoroughly enjoyed my 3 years of service. We have a great bunch of people on the board right now who I believe really care about our mountain and the maintaining of its beauty and function for all.  
Thanks for allowing me to serve you all.

Loretta Conway

**AS I LEAVE THE BOARD**

I wish to thank you the Association Membership and my fellow Board Members for the opportunity to be of service to the LRPOA as the Compliance Officer. I have enjoyed the challenges presented and for the most part those whom I interfaced with. Those who remain on the board are a great group of concerned individuals who share the motivation of maintaining and improving Lava Ranches for those who are here and those who will join us in the future.

John Gest

**A comment regarding Compliance Issues**

Lava Ranch is an exceptional recreational community located on a wooded area in a mountain setting. The laws that regulate ones actions at our recreational site in Idaho vary little from those at our permanent address where ever that may be. It is in everyone's interest to maintain this area for the benefit of every property owner.

The LRPOA Bylaws and Covenants were established to ensure that property rights were respected and that rules governing us as a collective body enriched and protected our mountain setting.

It has come to our attention that some lot owners have chosen to act independently and without regard to the impact on their neighbors. Currently there is a reduced building activity which allows the inspection and enforcement groups more time to become aware ***of unregistered work and take appropriate action against offenders.***

If you are planning improvements or construction on your lot please recognize and comply with the guide lines that will impact you and your neighbors.

John Gest

**"All improvements or development on private lots are governed by the Bylaws, Covenants, and Bannock County Planning and Zoning codes. Before any work begins, approval by the Board of Directors is required first.**

**The next step is approval and permitting by Bannock County. These steps must be followed before any work commences. Failure to follow these procedures could initiate legal action against violators."**

**CATTLE TRESPASSING ONTO LAVA RANCH HAS BEEN A PERENNIAL PROBLEM FOR ASSOCIATION MEMBERS.**

Your Board of Directors is pleased to advise you that last fall, a one quarter mile section of fence going North from LRPOA's central Southern corner post was completed. This spring an additional one quarter mile going West from the end of last year's fence, and another one half mile going South to the Southern circle on High Pine Ridge was also completed. The circle is now protected by four inch log fence which will itself be protected by angle iron on top to prevent chain saw cutting. A further 100 yards going West from High Pine Ridge circle now joins an old fence going down into the deep gully intersecting LRPOA's border.

**The Board of Directors is hopeful, and believes that this fence completion will greatly alleviate, if not eliminate, cattle intrusion from the South onto LRPOA's property.**

HOWEVER..... Please be advised that ATV riders who cut ANY LRPOA fence AND INTRUDE ONTO NEIGHBORING PROPERTY COULD BE CONSIDERED TRESPASSING AND MAY SUBJECT INDIVIDUALS TO UNPLEASANT ACTION. *Idaho law makes it illegal to trespass on the property of another person. Any person trespassing on private property in the State of Idaho is guilty of a misdemeanor and could be prosecuted.* The Board will place warning signs at the High Pine Ridge circle.....Please confine your ATV ride to LRPOA property.

**CHANGE IN SHED STORAGE SIZE FOR TRAILER USERS.**

It has been brought to our attention by one our lot owners that the County has a program that will allow up to a 300 S.F. storage shed rather than the limit of 200 S.F. as used with the trailer permit on a developed lot.

Not all of the other Recreational Associations have yet to elect to embrace this opportunity. The LRPOA BOD has submitted our letter of acceptance of what we feel is an advantage to those who may be interested. The increased size was setup by the County in recognition of the need for additional storage space by those who use the trailer system. It must be noted that these units are not to be used as "dwelling units" and that the standards set forth by our Association's restrictive covenants and the County's directives must be followed. There will be time allowed at the annual meeting to answer any questions regarding this change.

Respectfully submitted

John Gest LRPOA Compliance Officer

**FYI**

- The sanitation dump is open & available for lot owner use. It is located at the entrance to the pavilion area. Random sewage dumping or non-health dept. approved septic systems are prohibited (possible fines)
- All ATV/UTV vehicles are required to have lot owner numbers on them. Stickers will be available at the picnic or through board members. Please instruct your family & visitors to drive slowly & under control while traveling on the Lava Ranch roads.
- The fish pond will be stocked again this year. Please be courteous & limit your daily catch to 2 fish per lot per day. Don't hesitate to remind non-lot owners that the pond is private property for the use of Lava Ranch owners & their family/friends.
- Everyone loves a good time, but please be mindful of your neighbors. We've asked that 10 p.m. be the time of day to really tone it down.
- The dumpsters are for household waste. No construction materials, old furniture, and other misc. junk. There are security cameras installed at the dumpsters and violators have been & will be fined.
- Lava Ranch is part of a lot owners association that has established rules & covenants. Make yourself familiar with these regulations. This information is available on the website [lavaranchpoa.com](http://lavaranchpoa.com).
- Here are 2 examples:  
All site development must be approved by the board.  
~~Lot owners are required to keep the right of way cleared in front of their property (25 feet from the center of the road).~~  
"Each lot and its abutting street are to kept free of trash, weeds and other refuse by the lot owner"

**PLEASE VISIT THE WEBSITES: [LAVARANCHPOA.COM](http://LAVARANCHPOA.COM) AND THE FORUM WEBSITE [LAVARANCH.COM](http://LAVARANCH.COM) FOR PAST AND CURRENT INFORMATION AND COMMENTS.**

## LRPOA 2012-2013 PROPOSED BUDGET

		2011-2012 Profit & Loss as of May 24, 2012	PROPOSED BUDGET 2012-2013
<b>INCOME 40 INCOME</b>			
4006	5 Acre Assessments	\$ 88,918.40	\$ 94,000.00
4011	20 Acre Assessments	\$ 800.00	\$ -
4020	Back Dues & Interest Received	\$ 3,760.00	\$ 3,500.00
4022	Legal Fees (Income from fines&fees)	\$ 200.00	
4025	Pavilion/Trailer Pad Rental	\$ 375.00	\$ 500.00
4030	Key Sales	\$ 550.00	\$ 200.00
4035	Bank Interest Earned	\$ -	\$ 100.00
4090	Misc. Income	\$ 100.00	\$ -
<b>TOTAL INCOME 40</b>		<b>\$ 94,703.40</b>	<b>\$ 98,300.00</b>
<b>60 EXPENSES</b>			
<b>6005 DEVELOPMENT &amp; MAINTENANCE</b>			
600501	Road Work	\$ 52,970.89	\$ 85,000.00
600502	Fire Protection/Safety	\$ -	\$ 100.00
600503	Fence Repairs	\$ 9,697.50	\$ 10,000.00
600505	Electricity	\$ 202.56	\$ 250.00
600506	Signs	\$ 255.60	\$ 500.00
600507	Locks/Keys/Gates	\$ 264.00	\$ 500.00
600508	Weed Control	\$ 300.00	\$ 300.00
600510	Restroom Maintenance	\$ -	\$ 50.00
600511	Water Source Testing	\$ -	\$ 500.00
<b>SUB-TOTAL 6005</b>	<b>DEVELOPMENT &amp; MAINTENANCE</b>	<b>\$ 63,690.55</b>	<b>\$ 97,200.00</b>
<b>MEMBER BENEFITS</b>			
601001	Annual Picnic	\$ 1,236.09	\$ 2,000.00
601002	Insurance - Common Area	\$ 4,700.85	\$ 5,000.00
	Insurance - BOD Liability	\$ -	\$ 1,500.00
601003	Restroom Supplies	\$ 46.06	
601004	Pond - Fish Stocking	\$ 742.00	\$ 750.00
601005	Garbage Service	\$ 5,557.21	\$ 6,000.00
601006	Security Service	\$ 1,000.00	\$ 1,750.00
601007	Telephone	\$ 292.59	\$ 300.00
<b>SUB-TOTAL 6010</b>	<b>MEMBER BENEFITS</b>	<b>\$ 13,574.80</b>	<b>\$ 17,300.00</b>
<b>MANAGEMENT COSTS</b>			
601501	Postage/Copying & Supplies	\$ 457.34	\$ 800.00
601502	Record Keeping	\$ 450.00	\$ 2,500.00
601503	Bank Charges	\$ 8.00	\$ -
601504	PO Box	\$ 42.00	\$ 42.00
601505	Taxes - Property Common Areas	\$ 788.68	\$ 1,000.00
601508	Web Site / Internet	\$ -	\$ 500.00
601511	Legal Fees	\$ 3,392.66	\$ 4,000.00
<b>SUB-TOTAL 6015</b>	<b>MANAGEMENT COSTS</b>	<b>\$ 5,138.68</b>	<b>\$ 8,842.00</b>
<b>GENERAL EXPENSES</b>			
602002	Misc. Expenses	\$ -	\$ 500.00
602001	Community Relations	\$ 500.00	\$ 500.00
<b>SUB-TOTAL 6020</b>	<b>GENERAL EXPENSES</b>	<b>\$ 500.00</b>	<b>\$ 1,000.00</b>
<b>EXPENSES</b>			
6999	Uncategorized Expenses	\$ 330.84	
<b>SUB-TOTAL</b>		<b>\$ 330.84</b>	
<b>TOTAL EXPENSES</b>		<b>\$ 83,234.87</b>	<b>\$ 124,342.00</b>
	<i>Withdrawal from cash reserves of \$109,439.57</i>		<b>\$ (26,042.00)</b>
<b>NET INCOME</b>		<b>\$ 11,468.53</b>	<b>\$ 0.00</b>