



LAVA RANCH NEWSLETTER

June 2016

"The mountains are calling and I must go" - John Muir

****PLEASE NOTE*****

- Dues have increased to \$250 per lot annually.
- Hunting or Shooting of Firearms and/or usage of Fireworks is PROHIBITED on Lava Ranch Properties – and subject to fines.
- The Pond will be Restocked for Fishing by the July 4th Weekend!

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*"Look deep into nature, and then you
will understand everything better. "*

- Albert Einstein

*"Earth and sky, woods and fields, lakes
and rivers, the mountain and the sea,
are excellent schoolmasters, and teach
some of us more than we can ever
learn from books."*

- John Lubbock

2016 Annual Meeting

This year's meeting will be held at the Frank May Pavilion on **Saturday July 9th, 2016** at **11:00am**. Once again, we look forward to a productive and enjoyable meeting.

AGENDA

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

PRESIDENT'S MESSAGE-2016

-Harry Scott

Hello fellow Lava Ranch Property Owners. As summer approaches, I am sure many of you are looking forward to getting up to the mountain to enjoy the beauty with family and friends.

Since last summer's meeting the Board has continued implementing some of the projects we spoke about. Two 1700-gallon water tanks have been installed on the North end of High Country Road. To control costs for the project, we used Lava Ranch volunteers rather than a commercial contractor to install the system and I would like to thank all of the volunteers who helped clear the trench and lay pipe. Because we used the volunteers, the Idaho Division of Environmental Quality (DEQ) has not issued a water permit that would allow us to declare the water potable. Therefore, we are required to post a sign stating the water "non-potable" for culinary purposes. For the last few years we have had the water tested at the Wolverine well and it has always been completely clear of bacteria. We will continue to test the water at both sites and as we get more information we will share it. We will do all we can to have safe water.

The loggers have burned some of the slash over the winter while there was snow on the ground. We are continuing the contract with Jensen Lumber to remove large trees from the road right of ways. Pending weather and their scheduling, they will be concentrating on Weasel Run and Maple Pass this spring. The loggers do their best to keep the roads in passable condition. It will sometimes be necessary to detour or wait for a short period.

Fencing repairs will continue as needed this spring. We currently do not have plans to build more fencing this year. If a livestock problem arises, we will have to reassess the plans. Overall, there have been fewer livestock intrusions during the last two years.

Road improvements have been steadily going forward. This past year we have completed widening portions of Big Buck Pass from lot 405 to Elk Pass. Elk Pass to High Country Road have had trees removed, culverts installed to channel drainage, and widened. Some gravel has been applied to these roads and more will be added as it settles and funds are available. Due to several heavy rainstorms, additional funds were needed to maintain the roads than was anticipated. Some work was also done on lower Martin below Lynx. The Board realizes that there is a long way to go to bring all the roads up to Rural Fire Code standards. We ask for your continued patience in these efforts.

The need to replace the main water pump near the Pavilion arose in October when the pump quit. As the pump was being removed, holes in the piping became apparent and the piping was replaced. I would like to thank Mike Johnson for voluntarily coordinating and supervising the effort.

The Association purchased a storage container which was installed near the restroom at the pavilion. It will be used for the secure storage of records, tools and equipment.

Our board members have been extraordinary this year in their dedication to making improvements to Lava Ranch. I have truly appreciated their willingness to share their many talents and time.

"On earth there is no heaven, but there are pieces of it."

-Jules Renard

UPGRADED WATER SUPPLY

We are in the process of completing the two (2) functional water filling stations at the top of High Country and Martin. We anticipate this service to be available this year, and will let you know via email when they are ready.

Our hopes are to alleviate some of the congestion at the lower well site, reducing damage to roads from the traffic hauling heavy loads of water up the steeper hills, and to make it more convenient for lot owners to obtain water.

To use these fill stations:

- Put hose into your holding tank
- Open valve to hose
- Turn on pump switch

When complete:

- Turn off the pump
- Close the valve to hose

If the pump is turned on before the valves being used are opened, the pump will turn off. This is a safety switch, helping to save the pump.

Remember: In order to prevent cross contamination of our water source, do not use the primary well hydrant/hose for cleaning sewer dump totes or hoses.

These fill stations are located closely to private lots, and we ask that you remember to keep unnecessary noise levels down.

TREASURER'S REPORT

-Adrienne Buckley

On March 31, 2016 the Board of Directors sent out a Google Groups Email to members with Email addresses a notice of an increase in the yearly dues for the Lava Ranch Property Owners Association for the upcoming fiscal year (2016-2017) that begins on July 1, 2016. The uniform charge per single lot within the subdivision has been raised from \$200 to \$250, which if not paid when due will bear interest from the due date.

Members will receive the invoices the last week of June either by Email or by USPS if we do not have an Email address on record or you own multiple lots. As a reminder, if you are paying your dues after the grace period of 60 days, add 1.5% to the total due for each month the dues remain unpaid until paid in full.

As neighbors and members in Lava Ranch Property Owners Association, we share the expenses to maintain the roads, pavilion, and all the other assets and amenities associated within the Lava Ranch Sub-Division. In order to be a member in good standing there can be no assessments or fees outstanding after the grace periods for payment.

Through the budget process each year, the power to set the amount of the annual charge per lot is carefully reviewed by the Board of Directors. Depending on the amount required to meet the obligations of the Association that amount may vary from year to year.

Lava Ranch is an Idaho Non-Profit Cooperative Corporation. The mandatory membership within Lava Ranch grants the right of use to each member in good standing. The annual dues that are paid is the member's proportionate share of the expenses the corporation incurs in operating the cooperative - such as insurance, taxes, maintenance, management, and debt service. Any excess unused funds at year end should be allocated to future projects to benefit the association.

Most of the Association expenses are not discretionary so occasionally the yearly dues may need to be increased. We should never defer increasing the dues just because it is unpopular. The increase this year is the best way to fund necessary and anticipated expenses, keep the Association in good financial

health, and to address the growing costs we have as an Association. The last increase in dues was 6 years ago in 2010 and went from \$170 to \$200.

There are 470 lots that comprise the Lava Ranch subdivision and 409 lot owners. The demographics of our population include members from 17 different states. We have 303 owners/members from Utah (74%), 76 owners/members with Idaho addresses (18.5%), and 30 owners/members from the other States (7.5%). These numbers fluctuate a bit each year as lots are sold and new members join us. Over the years, many of the Lava Ranch lots have been owned by friends, relatives, and neighbors. The ability to enjoy the beauty of the mountains, nature and wildlife, and experience the recreational activities that are offered here are fundamental to what Lava Ranch is all about. There have been property sales with new members added this year and we want to welcome them to the mountain.

Specific financial information for 2015-2016 and the proposed budget for 2016-2017 will be sent out at the end of the fiscal year via Google Groups and will be posted on the website in the Members Only section after July 1, 2016.

"Nature always wears the colors of the spirit."

-Ralph Waldo Emerson

PAVILION

-Barry Vincent

The pavilion is available for Lava Ranch owners to rent on a nightly basis at the rate of \$50.00 per night plus a \$100.00 refundable damage/cleaning deposit. This rents the pavilion and four camping sites, with use of the restrooms. Remember that the restrooms will also be used by other members during your rental. Use of the fishing pond and surrounding area are **NOT** included in the pavilion rental. Your Lava Ranch annual dues must be current in order to rent the pavilion.

To make arrangements to reserve/rent the pavilion, please contact the Board member in charge of the pavilion. Currently that Board member is Barry Vincent, [435-723-8818](tel:435-723-8818). He will help you get the registration form and instructions. Remember, it is your responsibility to inform and enforce the rules of conduct by all members of your group.

MOSQUITO ABATEMENT

-Deb Hahn (reprinted from last year)

Bannock County is offering free mosquito abatement. If you wish to take advantage of this opportunity, contact Dave Herter: [208-236-7409](tel:208-236-7409) or email dherter@bannockcounty.us. Please include your lot number and street name. Hours are Mon - Thurs 6:00 am to 4:30 pm. **YOU MUST CONTACT THEM EACH YEAR** you wish to have the spray done.

This is a free service, provided through your property taxes. However, they will not spray unless you give them permission to enter your lot.

Every flower is a soul blossoming in nature.
-Gerard De Nerval

WEED CONTROL

-Matt Groll

In 2016 we will make an extensive effort to spray for both weeds and tree saplings at Lava Ranch. As you know, this winter there was some logging work on Martin. This exposes the soil to new weeds and also new space for young saplings to take start. To keep ahead of the weeds, we will be spraying the following roads; High Country, High Pine, Lynx, Martin, Wolverine, Little Buffalo, Big Buck Pass, Grouse Run and Big Bear. Please be aware that your property line begins 25ft from the center of the road. Any plant in this area may be sprayed during this process.

As landowners we are responsible for controlling Noxious Weeds on our own properties. We are also responsible for the cost of the County controlling Noxious Weeds, and we can be made to reimburse them for work done due to failure to comply. Last year there were two lot owners who had severe breakouts of Dyer's Woad. We had to have Bannock County come in and spray their lots. If we have to have them come in to spray your lot, don't be surprised if you receive a bill. We appreciate your patience in this process, understanding that this is an activity that we all clearly benefit from.

Important Information: Dave Herter, (mosquito abatement) is also over the division for weed spraying. Their crews may be available to assist spraying your lot at a reasonable hourly rate plus materials. There may also be an opportunity for cost sharing. Alternatively, they are able to sell the chemicals for personal use.

Make arrangements to rid your property of mosquitos AND weeds with ONE CALL!

FOREST FIRE PREVENTION

- Obey Association rules regarding pit fires. Line pit (in a cleared area) with deep fireproof shield and cover with a grate at all times. Do not burn fires during dry times of the year. When in doubt, do not burn a pit fire.
- Keep all flammable objects away from fire.
- Have water source and firefighting tools nearby.
- Carefully dispose of hot charcoal.
- Drown all fires thoroughly.
- Carefully extinguish smoking materials.
- Make a fire safe zone around your house. Clean flammable vegetation and debris from at least 30 feet around the house and any outbuildings.
- Prune away the lower limbs of evergreens that are within the safe zone. Evergreens, especially junipers (which should be removed) catch fire easily during dry periods and burn quickly.
- Remove any limbs which overhang the roof or chimney.
- Regularly remove leaves and needles from gutters.
- Don't store firewood in the fire safe zone.
- Use fire resistant roofing materials.
- Make sure firefighters can find and access your home. Mark your house and roads clearly, and prune away limbs and trees along your driveway which don't allow fire truck access.
- Have an escape plan – and practice it.
- Stay with outside fires until they are completely safe and dead out.
- Dispose of wood ashes in a metal bucket, soaking them with water before dumping them.

If you spot a forest fire, remain calm, go to the nearest telephone and dial 911 to report the fire as quickly as possible to your local fire department. Calmly tell the emergency dispatcher when you saw it and where you saw it. Evacuate calmly and safely.

"Just living is not enough... one must have sunshine, freedom, and a little flower."
-Hans Christian Andersen

SAFETY/SECURITY

-Marvin Zaugg

We are considering available options for a security person to (for the lack of better words) police Lava Ranch during the heavy use Holiday weekends and annual meeting weekend.

Because of the potential for accidents and road damage caused by ATV's, and to protect younger kids from being hurt, we feel a need for continued security to help reduce the incidents and enforce rules that have been implemented.

In 2014 the Board of Directors adopted two new motions regarding recreational vehicles using Association roads. The first motion stated that unaccompanied minors are subject to the following rules: Any unlicensed minor(s) operating ATVs, motorcycles or UTVs on Lava Ranch roads must be accompanied by an adult being present and have direct supervision. Enforcement for violations may be subject to written notice with subsequent offenses leading to fines.

NOTE: The definition of an "Adult" is any person 18 years old or older. Lava Ranch Lot owners are responsible and liable for the actions of their family/friends/guests. It is the duty of each lot owner to provide instruction to all family & visitors to obey the posted speed limits and to drive slowly & under control while traveling on the Lava Ranch roads. The second motion stated Any damage to Lava roads or other Association property caused by ATV's, motorcycles, or other recreational vehicles that require repair will result in fines of not less than \$200 up to and including \$1000 per occurrence.

ATV's are required to have Lava Ranch stickers with their lot # displayed in a prominent location to identify who is traveling the roads. The stickers do not have to be affixed directly to the vehicle. They may be attached to a suitable sized piece of plastic or other flat surface that can be transferred from one vehicle to another. There has to be at least one identifying sticker for each vehicle and/or group traveling the roads. Anyone needing stickers should contact Adrienne.

Noise Ordinance: We have had some complaints and in fact a few situations where some parties have gotten a little out of hand or late night/early morning construction work. We ask that everyone show respect for your neighbors. We remind you that everyone has a right to their own kind of enjoyment, and that you respect your neighbors' piece of heaven, with quiet time between 10:30PM and 7:30 AM.

PLEASE REMEMBER: There is no hunting or target practicing allowed on Lava Ranch. Each year there are reports/complaints to the Board that people have heard guns being used near their property or within Lava Ranch boundaries. There are signs posted prohibiting the use of firearms. The ban on hunting, fireworks, and shooting is not new. We have a long history of restricting those activities within Lava Ranch. As far back as the 1994 newsletter and many after that clearly state "hunting and shooting are not permitted on Lava Ranch Property. People who ignore the rules and regulations put in place to ensure the safety of the community will be subject to the consequences of their actions."

LAVA RANCH WEBSITE

-Adrienne Buckley

There have been updates and new information added to the Lava Ranch website (lavaranch.com) "Members Only" section. It is the section that can only be accessed if you have signed up on the website as a lot owner and member of the Lava Ranch Property Owners Association. The goal has always been to make the website user-friendly and be able to provide current and relevant information over and above what you may be getting through the Google Groups Emails.

The Members Only section is now divided into 7 new categories: ADDITIONAL CORPORATE DOCS, MOTIONS-POLICIES-RULES & REGULATIONS, LRPOA ANNUAL MEMBERSHIP MEETING MINUTES, BOARD MEETING MINUTES - 3 YEARS, ACCOUNTING_FINANCIAL RECORDS, MEMBERSHIP GENERAL INFO, and USEFUL FORMS. In addition, the Newsletter tab that can be accessed from the front page of the website has added newsletters dating back to 1993.

Currently there are only 108 lots that have signed up to use the website. We hope these improvements will encourage others to take an interest and sign up for the extended access.

Along with the newly designed website, we are also considering launching a **Facebook** group. Our intention is that this group will provide posts regarding road conditions, weather, construction projects, reminders and other Lava Ranch related issues. We would ask that all content that is submitted to the page is appropriate and value-added. To join, on Facebook, click on groups and search Lava Ranch Properties.

Need Help?: Contact Jean eusixth@gmail.com

The clearest way into the Universe is through a forest wilderness. -John Muir

COMPLIANCE

-Matt Groll

As you start making your spring and summer plans for Lava Ranch, please keep in mind that **any** structure you build whether it be a cabin, pavilion or even a shed will need to be in compliance with the covenants of the association and **MUST** be approved by two board members. Don't fret; for the most part, it is an easy and quick process. To discuss your building plan and receive approval, please contact the compliance officer before moving forward.

DRIVEWAY CONSTRUCTION

- The Gate/Closure must be set in 20ft from lot property line (45ft from the center of the road)
- The first 20ft onto the property must be graveled
- If driveway is uphill from LRPOA road, it must be crowned and drained to keep water and debris from running onto LRPOA roads.
- If drainage ditch is needed on LRPOA road in front of drive access, a culvert will be installed at lot owners expense.
- Driveway grade must satisfy Rural Fire Code. Contact Bannock County for grade requirements.

Old driveways, unless construction is currently creating damages to roads or other assets of the ranch, will not be forced to make changes, unless their gate/closure is currently in the right of way.

POND

-Barry Vincent

GREAT NEWS – THE FISH ARE BACK!! Thanks to Harry and his crew, we have made improvements to the pond and outlet mechanism. Fish will be planted in time for the July 4th weekend.

Please remind your family and guests that the fish limit at the pond is **2-fish per day per LOT**. 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.

It is unacceptable to utilize your ATV/UTV's through or around the pond even when the water level is low. Please do not damage our property!

DUMPSTERS

-Adrienne Buckley

Dumpsters for **HOUSEHOLD GARBAGE** are provided for the convenience of the association. However, property owners are still wholly responsible for removing their garbage and trash.

OK	Garbage you would put in your waste basket at home such as leftover food and food containers, used kitchen paper and plastic goods, etc
NO!	Construction garbage, old food storage, broken or unwanted camping gear, appliances, etc.

If there is **NO DUMPSTER**....OR if it is full...Please be considerate....**HAUL** your garbage **HOME!** After all....if you brought it in, you can take it home!

Garbage should be in 39-gallon or smaller garbage bags, trash should be no larger than a 39-gallon garbage bag, and garbage and trash must be placed in the dumpster; otherwise, you should dispose of it at the county dump site. Empty cardboard boxes should be flattened. Trash left on the ground when containers are not present is unacceptable. Any owner caught violating these simple garbage rules will (may) be fined."

We have installed cameras to monitor the improper dumping of garbage. We will take steps to cite individuals who are responsible for improper dumping.

NOTE: There is a landfill available for your green waste and household goods in McCammon:

2500 E Highway 30 - McCammon, ID 83250
(208) 254-3911.

FENCING

-Matt Groll

As you have seen, much work has been done to provide fencing around Lava Ranch to keep cattle out and to protect our property. However, due to the stress of winter and the fact that trees do fall in the forests, yearly maintenance is required. There are still a few areas of concern and the board will address as needed. If you do see any cattle, please report them to a board member so we can take note and have those sections of fence repaired.

In all things of nature there is something of the marvelous. -Aristotle

Please find below, the minutes from the 2015 Annual Meeting held at the Frank May Pavilion on July 11th at 11:00am. These minutes will be voted on and approved at this year's annual meeting.

If you are attending the meeting, please bring copies of these minutes for approval with you.

2015 ANNUAL MEETING MINUTES

Welcome: Harry Scott welcomed the members to the Association Meeting at 11:04am. The first order of business will be to close out last year's minutes.

Old Business: Motion was made by Don Babinchak, Lot #414 to accept the minutes from the 2014 Lava Ranch Association meeting, as presented and distributed with the newsletter from 2014. Motion was seconded. **Motion Voted and Passed**

Right of Way: It is the responsibility of the lot owners to maintain/remove bushes and over growth from the road in front of your property. Gordan Gillman was introduced from Three Rivers.

Financials: Adrienne presented the financials for FY ending June 30, 2015. Discussions ensued regarding the road work, culverts and electrical, as well as the additional revenue from Spring Creek. The phones have been removed, saving the association approximately \$500.00 annually. **Motion to approve the budget** as presented: Marvin Zaugg, Lot 464, 2nd by Lot 57, James Patterson. **Motion Voted and Passed.**

Adrienne presented the proposed budget for the year beginning July 1, 2015. Curtis Frost, Lot 371 made a **motion that the Pond amount should include the \$750**, even though it was already determined that no funds would be spent in the FY 2015-16, adjusting the general fund. The motion was 2nd by Randall Fehr – Lot 250. **Call for vote: Motion did not pass**

Thank You: The board took the opportunity to thank Deb Hahn for her hard work while on the board. She was a great asset in many ways, including assisting the treasurer in the collection of past dues. Ray Thompson was also thanked, as he had been spending his own time and money picking up garbage along the sides of the road, benefitting all.

Weeds: Matt Groll spoke about weed spraying. Many of the roads had been sprayed two weeks prior, in order to reduce the amount of noxious weeds on the property. Each owner is responsible to care for their

own lot. The county has been very helpful in assisting us with the spraying, utilizing a cost share program. If weeds become too heavy on any individual lot, then the board will authorize the county to spray, and charge back to the lot owner. This happened on a couple of lots this year.

Dave Herter, Bannock County Noxious Weed Supervisor, was introduced. He is in charge of the mosquito abatement program, and the weed program with the county. They are hoping to help us out. In order to have the mosquito spraying, lots must be properly identified.

With weed spraying, their crews may be available to assist at a cost of \$45/hour plus materials. Again, lots must be properly identified. There may be an opportunity for cost sharing. The other opportunity presented, is they can sell the chemicals for personal use.

Compliance: Matt then discussed compliance. When planning on building on the lot, please email or call him to discuss what you are doing. He will require dimensions of the building as well as a plot plan with a 100ft set-back.

If installing a gate, realize that the gate must be 20ft onto your own property. Driveways must be crowned with proper drainage, so as not to create problems on the roads.

ATV accidents: With more and more people utilizing the roads, we are concerned with the safety of all. Property owners are responsible for all guests while on the road. If ATV drivers are NOT licensed, they must be in the company of an 18-year-old. For some of your guests, you may wish to utilize a governor, to reduce the speed of travel.

ATV's are to be marked with the lot number. This will not only assist us in case of accident, but also to identify those creating problems on our road.

(minutes continued on next page)

"Nature holds the key to our aesthetic, intellectual, cognitive and even spiritual satisfaction."

—E. O. Wilson

Dumpsters: Dan Heiner spoke about the dumpsters. We compact the garbage to reduce the trip costs involved with emptying them. We request that if the dumpster is NOT on site...DO NOT leave your garbage. We have installed cameras, and are going to enforce those that are misusing them. Please note, they are for household garbage. They are not available for construction items, carpeting, furniture, appliances. We would also ask that all boxes be broken down to save space.

Evacuation: Evacuation signs in case of problems are now being installed. Please make sure your guests know how to leave the mountain in case of fire. Also, we request that trailers are not removed during a time of crisis.

Fish Pond: Barry Vincent discussed the low water year, and improvements, by looking into algae and leach treatment.

Pavilion: To rent, please contact Barry. Rules include that you must be current on dues. Check in at 1PM, check out at 12:00 Noon. The pavilion will be inspected. It should be clean. The garbage has been taken to the dump and the bathrooms should be left clean. Fire bans to be followed at the pavilion.

Rates: \$50/night and \$100 deposit, which will be refunded if property left in a clean manner.

Harry – spoke in the absence of Scott Campbell
Fence repairs have been done.

Additional Water Source: Water for the new well may be tested again, the tanks are ordered for the water project at the top of the mountain. We feel this will help, not only those getting water, but reduce the amount of travel on the roads.

Tree removal: This is being done to assist in widening the roads, for fire protection, for county requirements, for driving safety. We ask that you do not bother the loggers if you are unhappy. Please contact Harry Scott.

There is a signup sheet if you have trees on your lot you may wish to have removed. The loggers will take trees over 8". Slash from your properties maybe stacked where they have the other piles. It is our intent to burn those this winter. It is still undetermined when the stumps will be handled.

Roads: For the Rural Fire code, our roads must be widened to 20-24 ft wide. We need drainage on the roads. Branches must be cleared to 13ft 6inches off the ground.

The road plan was determined by a 5-person team from the ranch, and was submitted to Bannock County for the next 3 years. This includes the evacuation routes. This is a long process, and we are working through it as best we can. We are attempting to recap fencing costs and road costs. This will be in the Members Only section with pricing breakdowns.

Bylaws: Adrienne Buckley discussed the changes to the Bylaws that were distributed via Google Groups Email and redistributed at the meeting. Curtis Frost, Lot 371 **motioned** for holding off on the vote indefinitely as he feels we have a conflict with the articles of incorporation. Motion seconded and vote taken. For 26 opposed 34. **Motion to hold off on the vote failed.**

Ballots were distributed for written vote on new Bylaws. (Results reviewed and certified by Adrienne Buckley on July 11, 2015. There were 70 votes cast. Fifty-three voted YES, 17 voted NO. The Yes votes were: 75% - over 2/3.) **Motion to change Bylaws as distributed passed.**

Nominees presented:
Adrienne Buckley
Scott Campbell
Marvin Zaugg.

No other nominations were made. It was **Motioned** by Don Babinchak, Lot 414 that we accept nominees by affirmation. 2nd by Garth Burt, Lot 375.
Motion passed.

Meeting adjourned and

Lunch was served

*"Just feel the magic in the air and the power in the breeze. Feel the energy of the plants, the bushes and trees. Let yourself be surrounded by nature at its best. Calm yourself, focus and let magic do the rest."
- Sally Walker*

"One touch of nature makes the whole world kin."

-William Shakespeare

Thank you....

A lot of time, work, and effort is put forth for the benefit of the association. We want to take this opportunity to thank a few of the people who work tirelessly on your behalf.

Each year, three (3) seats open up for election on our Board. We acknowledge and give special thanks to those whose terms are completed

Matt Groll has been handling compliance issues that arose. He has been very effective in assisting our lot owners in taking appropriate steps in becoming compliant. He has also been our point man with Bannock County, working with the shared program for weed control.

Dan Heiner worked in providing signage for evacuation in emergency situations and has helped us in keeping our garbage/dumpsters usage more compliant.

Jean Robinson has been working to increase communications through Google Groups, maintaining the website, and handling public relations in Lava Hot Springs with our Lava Lions contributions each year.

All of these functions make our association run more efficiently.

In addition, we would like to recognize Ray Thompson. He has been providing maintenance services for the association. We appreciate for his dedication to this association and its members.

Candidates for Lava Ranch Board of Directors

As the annual meeting approaches, we are again looking for good people to replace those leaving. We hope each lot owner at Lava Ranch will give consideration as to 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 a 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 three 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 Jan Burnell, by mail at Lava Ranch POA, P.O. Box 131, Lava Hot Springs, ID 83246 or by email at: Burnell.Jan@gmail.com. Submittals should be received by July 1, 2016 for the printed ballots.

If interested in running for a position, please include a brief statement to the following questions:

1. What position and/or duties would you like to be considered for?
2. What qualities, experience, and qualifications do you have that you feel would enhance the effectiveness of the board?
3. Tell us a little bit about yourself. For instance, how long have you owned property on Lava Ranch.

"For my part I know nothing with any certainty, but the sight of the stars makes me dream."

-Vincent Van Gogh

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 3th, or submit it to your chosen representative prior to the annual meeting.

Lava Ranch Property Owners Association FISCAL YEAR 2016-2017

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 9, 2015, at 11:00am 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.

Nothing in the nature lives for itself. Rivers don't drink their own water. Trees don't eat their own fruit. Sun doesn't give heat for itself. Flowers don't spread fragrance for themselves. Living for others is the rule of nature.

