



## Lava Ranch Newsletter – June 2022

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### ***LRPOA BOARD***

- President – Matt Groll
- Vice President - Josh Crowe
- Treasurer – Robert (Bob) Poulson
- Secretary – Karen Flanary
- Shirley Sheffield
- Shelly Madsen
- Brad Hess
- Ray Rosen
- Jamie Patterson

### ***FROM THE PRESIDENT***

#### ***Matt Groll***

We truly are blessed to have a place like Lava Ranch. Every single time I drive up there, I can feel my blood pressure lower. It's a respite for all of us to enjoy. Let's do what we can so everyone can enjoy their time on the Mountain.

This coming year will be a busy year at Lava Ranch. With poor weather slowing down some of the road work last year, we have a record amount of road work to do this year. We tried last year to do most of the work on weekdays to not conflict with traffic, but we simply have too much work to do this year to just stick to weekdays. Please be patient if your road is closed and you must reroute. Last year proves we have a short window to do a lot of work. We appreciate Kit, Frank, George, and Jamie for all the work they do.

We continue to be our own worst enemies. Again, we had another year of expensive litigation with our own lot owners. Again, I urge you to find ways to solve problems before they escalate, causing everyone pain and cost. We want to do what we can to be good neighbors and foster a community that reflects our values and our heart-felt appreciation for

this awesome haven. Please take the time to reach out and get to know your neighbors.

As this will be my last year on the board (and probably good news to some 😊) I look back at all the awesome board members and lot owners I've served alongside. It's been great to know you, and I look forward to relaxing at Lava rather than doing business. I'm proud to have accomplished creating a Road Plan for Lava Ranch, locking in water rights on the lower well, building better relationships with our neighbors, and finding ways to resolve compliance issues. I appreciate everyone's patience as we've battled our way through these challenges.

Thanks, and see you on the Mountain!

Matt

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### **POND**

*Josh Crowe*

Many 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!

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### **DUMPSTERS**

*Ray Rosen*

Thankfully, our dumpster problem was solved last year, and dumpster service was available for all. We were able to keep within our budget. The cost has gone up a little this year, but our budget should handle it. There are two trash dumpsters on the mountain – one on Big Bear and one on Wolverine. As always, the dumpsters are for kitchen trash ONLY and must be bagged to keep animals from spreading all over. All other types of trash – construction, yard, etc. – should be taken to the McCammon Dump, located on Highway 30. They are open Wednesdays and Saturdays and there is a small fee to dump. If you see the dumpster, you are using is full, please take your trash to another dumpster, or carry it out. We try to keep on top of the dumps, but sometimes it takes a bit for the dumpster company to get there. We have planned for dumpsters to be there from Memorial Day through Labor Day, depending on weather.

We appreciate everybody cooperating with and monitoring our dumpster policy. This keeps the cost down for everyone. Better cameras are being installed this year to monitor the dumping stations. This will discourage unapproved dumping. If anyone is caught dumping non-kitchen trash, there will be a \$500 fine assessed with no warnings.

Looking forward to seeing everyone on the mountain. Be safe and have fun!

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## **2022 ROAD PLAN**

*Jamie Patterson*

For the summer of 2022 we shall again follow the overall road plan laid out in 2000. We will continue an ongoing effort to grade and conduct minor repair on all roads as needed.

In addition, we shall be working to conduct major improvements on several roads; roads targeted for improvement include the following:

High Country: completion of work started

Little Eagle

Martin: completion of work started last fall

Pine view/ Skyline

Porcupine

Wolf Run

Last year we held off on major improvements during the months of July and August (heavy traffic months) in order to minimize interference with travel. Our plan was to catch up during the fall months. Mother nature tricked us however us by providing the wettest fall/ heaviest storms seen on the mountain for many years. As a result, we were unable to complete started work, were forced to leave road base piled in the parking area by the pond (apologies for that), and we had remaining funds at the end of the season. We will not make that same mistake this year but shall still strive to minimize interference with summer travel. Incomplete projects from last fall will be completed, the piles of road base will disappear, and remaining FY-21 funds will be put to good use in our 2022 road work.

We shall be preparing Big Bear and Wolverine and subsequently applying the Mag-Chloride as has been done in the past several years. At this writing this is scheduled for early July but if we can move it earlier in the year we shall; availability of contractor material and labor is proving to be a challenge for this application. We will continue with applying road base rather than just gravel as our experience is that it provides a superior and better lasting road surface for our environment.

Road work can be messy and inconvenient; we apologize in advance but shall work to minimize the pain while providing the best roads possible.

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## **WELCOME PACKETS**

*Shelly Madsen*

The Welcome Packets continue to be mailed out to new lot owners. Last year for 2021 I sent 26 welcome packets out to new Lava Ranch property owners. In these packets we include a welcome letter with basic information about Lava Ranch, the covenants, the bylaws, map of Lava Ranch along with lot tags and stickers. The purpose of these packets is to make new owners feel more welcome and informed. If you are a new owner and have not received this packet, please email me with a copy/picture of your deed.

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## **PAVILLION**

*Shirley Sheffield*

The pavilion is available for rental throughout the summer months. Cost is \$50 a night with a \$100 refundable deposit if the area is left clean and looking as good, if not better than you found it. The dates fill up fast and this summer is booked out except for a few odd days here and there. We will start taking bookings for the summer of 2023 in September.

Also, please be mindful of those that have reserved the area and avoid driving the "loop" around the pavilion when it is in use.

To reserve, contact Shirley at [shirley.lavaranch@gmail.com](mailto:shirley.lavaranch@gmail.com)

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## **KEYS**

*Shirley Sheffield*

If you are still needing a key to access the water, email Debbie at [debbie.lavaranch@gmail.com](mailto:debbie.lavaranch@gmail.com) and she can get you hooked up. Problems with your key or locks, email Shirley at [shirley.lavaranch@gmail.com](mailto:shirley.lavaranch@gmail.com).

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## **GOOGLE GROUPS and FACEBOOK**

*Shirley Sheffield*

Google Groups is our main form of communication with the Lava Ranch community. Please be sure your email is up to date, if you need to change your email address then notify us by email at [lavaranchbod@gmail.com](mailto:lavaranchbod@gmail.com). Facebook is a member driven forum and is open to lot owners and their adult children. Used primarily for road conditions, wildlife sightings and general town square chit chat. While many board members are active on the Facebook page it is best to email them directly with any questions you may have regarding covenants and by-laws or any other item that may be of concern to you or have a question on.

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## **ROAD SIGNS**

*Karen Flanary*

As of last fall all signs were up and in good condition thanks to Tom Bland. To maintain the signs in 2022 I am asking each of you for your help in ensuring signs are in good condition and standing upright. If you see a sign down and/or in poor condition, please email [flanarybk@gmail.com](mailto:flanarybk@gmail.com) with the crossroads and I will fix it as soon as possible.

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## **THANK YOU!**

Being on the LRPOA Board is an honor that takes time, patience, and leadership. Our out-going Board Members have exemplified these traits and have gone above and beyond to serve our members. On behalf of the Board and the LRPOA we would like to THANK YOU for your service and everything you have done to improve our community. Please join me in saying THANK YOU to our outgoing Board Members:

Matt Groll - President

Bob Poulson - Treasurer

Brad Hess - Compliance

Shelly Madsen – Welcome Packets

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## ***BOARD POSITIONS***

There are four openings for the board this year, three are for 3-year terms and one is for a 1-year term. We invite anyone who is interested in becoming a member of the board to contact Karen Flanary at [flanarybk@gmail.com](mailto:flanarybk@gmail.com) to submit your name for voting at the July 9<sup>th</sup> Annual Meeting.

If you have accounting experience, please consider running for the board as we are losing that area of expertise from our board this year.

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## ***MISC.***

If you have old tarps that you would like to donate to cover the slash piles, please bring them to the Annual Meeting.

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## ***LAVA RANCH ASSOCIATION MEETING***

**YOU'RE INVITED! LRPOA ANNUAL MEETING**

**Saturday, July 9<sup>th</sup>, 10:00am at the Pavilion - Luncheon to follow.**

If you are unable to attend, we encourage you to complete the attached proxy form to authorize a qualified lot owner to represent your vote on association matters. This ensures that you have a voice in LRPOA.

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## **TREASURER'S REPORT**

*Bob Poulson*

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 – see below.

The Balance Sheet shows that our Assets increased by \$28,168 for the year 2021 as well as Cash increasing by \$24,523. This is because we were not able to finish all the road work that we had planned for 2021. Extremely wet weather in October made it impossible to do the road work. As a result, we have deferred \$25,000 worth of revenue from 2021 to 2022. This is reflected in the Balance Sheet in the line item “Current Liabilities”.

Statement of Activities shows an increase of expense over income of \$10,839.

As mentioned above the revenue from 5 Acre Assessments was reduced by \$25,000

because the planned expense for road work did not take place. Accrual accounting follows a principle called “matching” which attempts to match revenue with its related expense in the same accounting period. As a result, the \$25,000 will be added to the planned revenue for the 2022 budget along with the anticipated increased expense for the road work.

The proposed budget for 2022 shows an increase of \$30,000 over the 2021 budget mainly due to the \$25,000 carryover. The annual dues are kept at \$350 level to complete the three-year road plan that was presented to the association last year. Most all other expenses will remain pretty much the same except for the garbage/dumpster to cover increased costs and earlier placement of the dumpsters on the mountain.

Looking at the Pro Forma Balance Sheet and Cash Flow, the cash balance will decrease to the level we had in 2020 with Unrestricted Funds of \$32,603 (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](mailto:debbie.lavaranch@gmail.com).

Also, please send an email to [debbie.lavaranch@gmail.com](mailto: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.

LAVA RANCH PROPERTY OWNERS'  
ASSOCIATION

**STATEMENT OF ACTIVITES & PROPOSED BUDGET**

	<b>Proposed</b>		
Accrual Basis	2021 Actual	2021 Budget	2022 Budget
<b>INCOME</b>			
LRPOA 5Acre Assessments	\$ 164,850	\$ 164,500	\$ 164,850
Carryover funds	\$ (25,000)		\$ 25,000
Spring Creek	\$ 115	\$ 2,070	\$ 4,075
Other income <b>TOTAL</b>	<u>\$ 11,425</u>	<u>\$ 3,430</u>	<u>\$ 6,750</u>
<b>INCOME</b>	<b>\$ 151,390</b>	<b>\$ 170,000</b>	<b>\$ 200,675</b>
<b>EXPENSE</b>			
<b>DEVELOPMENT &amp; MAINTENANCE</b>			
Road Work	\$ 99,278	\$ 128,150	\$ 153,150
Fence Repair	\$ 1,000	\$ 5,000	\$ 1,000
Weed Control	\$ 6,307	\$ 5,500	\$ 6,500
Maintenance	\$ 2,475	\$ 2,300	\$ 3,200
<b>MEMBER BENEFITS</b>			
Garbage/Dumpster service	\$ 7,664	\$ 10,000	\$ 12,500
Other	\$ 1,465	\$ 2,400	\$ 2,570
<b>MANAGEMENT COSTS</b>			
Insurance	\$ 9,546	\$ 9,550	\$ 9,620
Taxes	\$ 908	\$ 1,230	\$ 1,460
Legal/Accounting	\$ 10,307	\$ 3,500	\$ 8,000
Supplies & Miscellaneous	<u>\$ 1,601</u>	<u>\$ 2,370</u>	<u>\$ 2,675</u>
<b>EXPENSE TOTALS</b>	<b>\$ 140,551</b>	<b>\$ 170,000</b>	<b>\$ 200,675</b>
<b>Additions (Borrowing) to General Fund</b>	<u>\$ 10,839</u>	<u>\$ -</u>	<u>\$ -</u>

**BALANCE SHEET**

	<b>Pro Forma</b>		
	31-Dec-2020	31-Dec-2021	31-Dec-2022
<b>ASSETS</b>			
Cash	\$ 73,226	\$ 97,748	\$ 74,353
Accounts Receivable	<u>\$ 8,206</u>	<u>\$ 11,852</u>	<u>\$ 10,250</u>
<b>TOTAL ASSETS</b>	<b><u>\$ 81,432</u></b>	<b><u>\$ 109,600</u></b>	<b><u>\$ 84,603</u></b>
<b>LIABILITIES &amp; FUNDS</b>			
Current Liabilities	\$ 9,023	\$ 26,998	\$ 2,000
<b>Funds</b>			
Unrestricted funds	\$ 71,690	\$ 22,409	\$ 32,603
Restricted funds	\$ 50,000	\$ 50,000	\$ 50,000
Net Income	<u>\$ (49,281)</u>	<u>\$ 10,194</u>	<u>\$ -</u>
Total Funds	<u>\$ 72,409</u>	<u>\$ 82,603</u>	<u>\$ 82,603</u>
<b>TOTAL LIABILITIES &amp; FUNDS</b>	<b><u>\$ 81,432</u></b>	<b><u>\$ 109,600</u></b>	<b><u>\$ 84,603</u></b>

## CASH FLOWS

<b>Beginning Cash</b>	\$	114,865	\$	73,226	\$	97,748
Sources (Uses) of Cash						
Decrease to Account Receivable	\$	908	\$	(3,646)	\$	2,852
Increase to Current Liabilities	\$	6,733	\$	17,974	\$	(24,698)
Net Income	\$	(49,281)	\$	10,194	\$	-
Increase to Current Liabilities	\$	(41,639)	\$	24,523	\$	(21,846)
<b>Ending Cash</b>	\$	<u>73,226</u>	\$	<u>97,748</u>	\$	<u>75,903</u>
 <b>Delinquent lot owners</b>		 17		 21		 20