



## Priest Lake Cabin Owners' Association, Inc.

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October 19, 2018

From: President John Brumley

Subject: October Newsletter

Greetings Fellow Cabin Owners and Lessees,

I hope everyone is enjoying this beautiful fall weather and the unbelievable colors that surround the lake! Fall is my favorite time of the year. We hunt from the cabin and don't close out the year until late November.

On October 9<sup>th</sup> and 10<sup>th</sup> the lawsuit between 29 cabin owners and Bonner County went to trial. The two day trial ended with testimony from Ed Morse, our appraiser, and Denny Christenson, our expert witness on the history of VAFO sales. Our case involved two primary issues: 1) the 200 plus sales of lease lots are arm's length transactions and should be used as comparables in our assessments. 2) The hand drawn meandering line on lake frontage should not be used for assessments, but only the pin to pin measurement for shoreline frontage. Closing arguments are being done in writing and the judge should make a ruling sometime after Christmas. We will alert the membership when this happens.

The PLCOA board approved an additional \$12,000 to assist with this case. If we prevail every owner or future owner will have court precedence to assist us and possibly the new assessor will recognize VAFO sales and pin to pin measurements in future assessments.

The thoroughfare dredging was discussed and fully supported by the PLCOA Board at our September 15<sup>th</sup> meeting. The Board approved \$5,000 to assist with the dredging. This should begin this winter extending into spring and early summer. If you have been to the Upper Lake recently you understand how much this project is needed.

Just a reminder to all of our lessees that the State Land Board has extended all leases through 2024. If your lease expires before 2024 a conflict auction could occur. If no conflict auction takes place you may choose to extend your lease through 2024. The Land Board also agreed to extend VAFO sales through 2024. If you have questions about the VAFO sales please contact Sid Anderson, Real Estate Program Manager, Idaho Department of Lands, at 208-570-5531.

The PLCOA Board is watching the Outlet Bay/Priest River IDFG Siphon Plan. This plan is in the review stage at this time but the Board and our members who attended the annual membership meeting in July do not support this proposed project.

Our present membership is at 211, down a little from last year. I urge anyone reading this newsletter who is not a member to please join the PLCOA. If you are a member and know of a neighbor on the lake who is not part of our membership, please encourage them to join. Remember, anyone who is a cabin owner on the lake may join, not just lessees or former members.

If any PLCOA member or lake cabin owner has a question or concern, please feel free to email or call anyone on our Board. Remember to visit our website: [priestlakecoa.org](http://priestlakecoa.org).

Sincerely,

John T. Brumley

PLCOA President