



Randy Absalonson – President, John Brumley – Vice President, Maggie Drummond – Treasurer
Darin Davidson, Mike Budig, Denny Christenson, Tom Hartanov, Mike Belles, Matt Rudolf.
Trustees: Bill Symmes, Heidi Marrazzo – Secretary

Mission Statement: “To protect Priest Lake and the rights of its stakeholders.”

PLCOA Board of Directors – 2023 Annual Meeting
August 12th, 2023

The meeting was called to order by Randy Absalonson at 9:11am on Saturday August 12th, 2023.

Roll Call: Board Members and Trustees present were Randy Absalonson, John Brumley, Maggie Drummond, Darin Davidson, Mike Budig, Denny Christenson, Tom Hartanov, Bill Symmes, and Heidi Marrazzo.

Randy introduced all the members of the PLCOA Board and welcomed everyone to the meeting.

Meeting Minutes: Everyone received the meeting minutes from August 2022 when they arrived. The floor was opened for any questions on or about the minutes from last year. No questions were asked or heard. A motion was made for the minutes to be approved by Tom, the motion was seconded and the motion was carried.

Treasurer’s Report: Maggie Drummond gave the treasurer report. Everyone received a copy of the treasurer report when they arrived, one side of the report was through today, Aug 12th, 2023, and the other side was last year’s report. Maggie informed the members that we are required to have the financial records reviewed every year by a member of the organization. Elaine Widman is a general member and has reviewed the financials for 2022, all was found to be accurate.

Maggie informed the members that we currently have a \$13,819.52 in Checking and \$42,732.10 in Savings for a total of \$56,551.62. We have a Profit and Loss of \$13,116.27. Maggie broke down the Profit and Loss for all the members. We had an income of \$10,272.82 in dues, even with a loss of -\$130.40 in fees for PayPal and Braintree transactions. The Board voted to give a donation to Selkirk Alliance of \$6,000.00, professional/legal fees were \$9,998.00 and \$6,800 for a loss of \$16,798.00. Our website, Zoom, office and postage supplies, Federal and State taxes cost us an additional \$591.09, for a total loss of -\$13,116.27.

Maggie informed the members on how to go onto our website (<https://priestlakecoa.org/>) to renew their membership or they can still mail their dues in. Maggie let the members know also that she will not be the Treasurer next year as she will be retiring.

The floor was opened for any questions and/or comments. No questions or comments were made or heard. A motion was made by Sheri Lee to approve the Treasurer report, it was seconded by Mark, the motion was carried.

Nomination Committee Report: Bud Belles gave the nomination report. We have three terms that are ending this year, Mike Belles, Matt Rudolf, and Maggie Drummond. They have all agreed to serve one more term. Maggie will serve until a replacement is found. No questions or comments were made and a motion was made by Maggie to approve the nominations, the motion was seconded and the motion was carried.

Annual Dues: The PLCOA Board voted to keep the dues at \$100.

Web/Tech Update: Randy and Bud updated the members about our website and what goes on it. All the Board meeting minutes, agendas and anything important to Priest Lake goes on our website. The VAFO information is on the website as well.

Bud informed the members that he will be retiring this year as well.

Randy introduced the idea of maybe creating more of a social media presence, for example creating a Facebook page. It would be by invite only and only for members. Randy will put it on the agenda for the next Board meeting.

Lake Water Rights, Fisheries and Dam Commission Report: Randy updated the members on this as he asked for updates from organizations as to current conditions.

Rob Ryan is from the area fishery, reports that the Mysis Shrimp population has rebounded in 2023, not to historic levels in the past, but it’s a good sign. Lake Trout eat the Mysis Shrimp and this is good for them. Kokanee population is stable, Lake Trout population good and their size is good now that the Mysis Shrimp are improving. Idaho Department of Fishery is contemplating putting a catch limit on the Silver Cutthroat, their population is improving. Bull Trout remains steady but low, Bass, both small mouth and large mouth are thriving well. There are a lot of them and no one knows where they came from.

The dam report is that there has been no construction in the last two years. For a little history, what they are trying to do is increase the amount of water that they can hold by 6 inches in dry water years. The reason for this is to maintain flows in Priest River. The contract was awarded and the work is to be started this year in November 2023.

Water rights adjudication was supposed to already be done by everyone. Randy asked if everyone had done that and if anyone had not done it yet. Randy informed the members that everyone needs to get it done. By filing your water rights, they are giving you judicial rights to use the water, whether it’s from the lake, stream, or well. The only reason you would not need to do it is if you are on a community water system. Priest Lake is supposed to be adjudicated first in the state of Idaho.

Randy opened the floor for questions.

Question: How would water rights affect a common use water well?

Answer: It’s formally giving you rights to that water. It’s a formal process, will give you the ruling from a judge and will give you rights forever for that water.

Question: Is this information on the website for people to look it up?

Answer: It was on the website but was taken down, Bud will put it back up.

Promoting Responsible Development at Priest Lake: Mike talked to the members about getting involved, how that works, what it entails, and how it helps the lake. By going to the meetings, you can see what developers are trying to push through, how developers are wording

things so it will get through, what is happening with sewer systems, you can comment and be heard, you can help with the growth of the lake.

Question: What is the title of these meetings?

Answer: Mike said the Bonner County Meetings on Tuesdays at 9am are good ones. The sewer meetings are ones to go to also.

Question: What is happening with Cliff Mort in the Wetlands? What is he building?

Answer: Mike answered that he was not up to speed on that. It's in the news, you may have to read up on that and get involved.

Question: Do they Zoom those meetings?

Answer: Not sure if all are Zoomed but some are.

Question: Where are the meetings held?

Answer: Mike answered in the County building in Sandpoint. They post the minutes online.

Question: Is there still a moratorium on sewers?

Answer: Mike reported that in Coolin there was a moratorium in place. They were currently doing a study to find out all the problems and the cost to fix it. Mike went into detail of what was happening in Coolin with all the leaks, sensors not working/failing, wrong size pipe, pump calibration off, pumps not working, ruptures, sewage leaking in peoples yards etc.... Mike also explained that years ago everyone paid a set amount to hook up to the sewer, now 40+ years later, developers/people are trying to hook up to the same sewer at the same rate but yet not fix anything and add to the problem. To hook up to the sewer now should not be the same as it was when it was originally built. They have an engineer in place doing an extensive study.

Question: Is there a way to monitor a house as to how many people are there? For example, a house was built for a family of six but they have 20 people over on a weekend.

Answer: Mike reported that they are assessing how many bedrooms and bathrooms a house has for flow rates. Mike explained that they are going to do a standard calculated flow rate. Every house has low flows and high flows, kind of like a "Super Bowl" flush, which would be every 3-day weekend up here.

Question: How is the sewer going to affect the Wetlands?

Answer: Mike answered that he didn't know the answer and Amy could probably answer that better.

Question: Are there any Lobbyist helping with the Wetlands?

Answer: Randy answered that there is nothing from a Lobbyist standpoint. We have been working with our Counsel to possibly be Plaintiffs on some of these issues. There are only 3 Wetlands on Priest Lake and it would be a huge impact on the lake to even take out one of those.

Covenants, Conditions, and Restrictions (CC&R's) HOA Creation: Randy and Darin updated the members on the CC&R status. Darin explained that everyone got CC&Rs when they bought their lot. The CC&Rs are similar to the declarations that were recorded against every cottage site platted by IDL and then sold through the VAFO. There are 13 neighborhoods, every lot is encumbered before we took title by a declaration. The purpose of the declaration is to enhance and protect the attractiveness of the property as a rural lake front property. We worked with IDL to prepare the CC&Rs over 10 years ago. This document was recorded on February 8th, 2013. If you read section 1.4 of this document, titled "Association", it states "that the state (IDL) in conjunction with recording this document the state (IDL) would create homeowner's association". Each neighborhood should have a homeowner's association. The state never created the homeowner's associations.

Darin explained to the members the benefits of a homeowner's association. One was that the neighborhood could come together and look after each other. A second reason was to help with the common areas. Most of the neighborhoods have common areas, roads, and bridges for example. If these need repairs the neighbors can share the costs and its not up to one person to take on the cost. The neighborhoods can enforce use restrictions, the CC&Rs, and protect the lake. It can also prevent the neighbor against neighbor issues and it can be handled by the HOA.

The documents for the HOA's were supposed to be filed yesterday and as of right now 9 out of 11 are filed.

PLCOA is not associated directly with the HOA's but will be helping to educate with the CC&Rs. We will help with explaining definitions of the CC&Rs, for example what is an earth tone color?

Randy explained that PLCOA will help with the Interim Directors. All members should be getting correspondence from their Interim Director. We want to help empower the Interim Directors and get the neighborhoods launched. We will be getting the Interim Directors all their neighbor's information (from our database) and a standard of explanations of the CC&Rs.

Question: Who determines who is in charge of those HOA's in each development?

Answer: PLCOA reached out to find three Interim Directors. We started with the original list of people from 11 years ago and asked for volunteers. At the initial HOA meeting, members can vote who to have as a director.

Question: There were 11 neighborhoods, what happened to the others?

Answer: The other neighborhoods are waiting on a few items. Some are waiting signatures; some neighborhoods don't have enough lots and are too small to create an HOA.

Denny explained to the members that 3 neighborhoods were not mentioned, Pinto Point for example, due to their HOA being established in the beginning. All the members in attendance could get a copy of Pinto Point's CC&Rs.

Question: Can you get a list of all the associations?

Answer: Randy answered that he was able to provide that to anyone if needed, just visit the website and email Randy.

Question: They had a bridge that needed to be fixed at a cost of \$37,000. They got all the neighbors to pay but what about liability insurance?

Answer: Randy explained that the Board's position was to provide each neighborhood a vehicle in the best interest of our members. It was best suited to pursue the HOA formation not only because it was promised to us but also for the reasons Darin presented earlier. Everyone pays for the common areas, no neighbor on neighbor, enforcement from the HOA, to maintain the integrity of the lake and to protect it. There may be insurance but Denny stated it might only be \$10.00 per year. When you had to rebuild the bridge, having an HOA may have helped with collecting the costs for the bridge.

Question/Statement: Steven stated that they were already talking about an HOA when Darin called him. He stated that they had some problems but now that they are incorporated things are getting taken care of and some of the problems are going away.

Randy explained to the members that by forming an HOA you as a neighborhood have control, you can amend some of the CC&Rs, and maybe even dissolve the HOA if you want.

Question: Does everyone receive a copy of the CC&Rs?

Answer: Randy explained that everyone receives a copy with their closing documents when they buy and/or lease their lot. The CC&Rs were created to protect the lake, that is their purpose. The CC&Rs need to be educated to everyone to include contractors/builders. Randy gave an example of a realtor posting a listing of a lot in Woody's Point that advertised no CC&Rs. Randy messaged the realtor and explained that there are CC&Rs. The PLCOA board did some research as to whether the CC&Rs were enforceable and they are confirmed by two different attorneys.

Question: Can you describe the enforcement process and what that would look like?

Answer: Randy and Darin explained that in general (we are not attorneys) there might be a letter and maybe a phone call from the HOA director. The HOA would pursue an action against the neighbor in that association to enforce the use restrictions set forth by the declaration.

IDL: Randy introduced Jim Elbin from the Coeur d' Alene office to update the members. Jim informed the members that the HOA's were formed, it was a long process but it was finally done.

All the 2022 VAFO auctions are done and closed. The new owners are in place and have their paperwork that says they are the owners. This year there are 34 lease sites left, 4 are going to auction August 26th, 2023. There will be 30 sites left after the August 26th auction. There will be 2 auctions happening under the old format later this year. At the Land Board Meeting in December 2022, the Land Board decided to adopt a plan for the remaining leases that are expiring to either enter the VAFO or they can renew their lease. They still must go through the advertising process and the lease rates have gone from 4% to 4.5% and 5%, the longer the length of the lease the higher the rate. The goal is for people to go through the VAFO and purchase their site. You can go to the land board website (www.idl.idaho.gov) to get more information, click on the transparency link, then click December 2022 and the minutes of the last meeting are there. All pertinent documents are there.

Question: Is there an appraisal schedule set?

Answer: Yes, you need an appraisal every 5 years, if you go to auction then you will need one as well.

Question: Do you have update on Blue Diamond?

Answer: Blue Diamond is getting appraised now for improvements and land value. There were some issues that were touched on earlier in the meeting like the sewage that must be dealt with that IDL is aware of. Blue Diamond will go through an advertising process and they will be accepting applications to lease for 5 years. There will be no option to buy Blue Diamond at this time as IDL wants to carry the lease. Blue Diamond is a 3.5 acres ground lease. Everyone that is mooring there knows the situation and the plan is run as normal through the fall.

Question: Is there any discussion to make the lease longer?

Answer: There was some discussion about making the lease longer than 5 years but a lot of it is based on the sewer and the water on Rocky Point. The Blue Diamond footprint is very big, the sewer and water have a big impact. The 2 wells produce 14 gallons a minute and that is not a lot of water for the marina.

Question: Was IDL the one that put in the deep well last year?

Answer No, that was Carolyn Deshler.

Question: Is there any historic value to Blue Diamond?

Answer: No there is no historic value.

Question: Has there been any discussion if no one leases it?

Answer: If no one leases Blue Diamond then IDL will have to decide what to do. Once we get through the application process then we will have more information.

Question: Some of the larger boats have bathrooms and they use the pump stations at Blue Diamond, will those still be available for use if no one leases it?

Answer: That is one of those unanswered questions. It is a possibility and it is a part of those conversations that are being had. Does IDL want to continue to run the pump stations, the showers, restaurant, it's all part of those conversations.

Question: Is IDL involved in those pump stations?

Answer: No that is all Carolyn's operation.

Question: Are the Clam Bake lots for sale?

Answer: As for now the Clam Bake lots are state endowment land, part of the 242-acre Upland. We need to get through all the other Cottage Sites first.

Question: Can you explain to us what is going on behind Blue Diamond?

Answer: There was a new county road put in to access Blue Diamond. IDL's access was not guaranteed through Lowell Fennet's property so there was a decision made between Lowell, the County and IDL. The County took over the new road and IDL leases the new road from the County which runs through endowment land. That is the scar you see on the hillside. And then there is the 242-acre Upland lands, we have a timber sale (Rocky Point) up there. It is not quite half done, hoping to complete this fall.

Question: Is all that barren land IDL land then?

Answer: The scar on the hill and all the land on Rocky Point other than the Cottage Sites are all IDL endowment land.

Question: Are they going to replant with trees?

Answer: The logging, yes, they will. The scar on the hillside has been seeded twice and a third time with seeds imbedded in whip wrap but it is still brown. The County knows and they are working on it. The Upland will be replanted once they are done with the logging.

Question: Last year IDL said they would restore the trail system. Is that still true?

Answer: Yes, IDL will restore the trails. Some have already been restored.

Question: Will IDL plow the road all the way down to Blue Diamond in the winter?

Answer: That is the County's job. The County has taken over the road so they will do the dust abatement and the plowing.

Question: On the East side, there is an undeveloped ridge, is there any way to stop the state of Idaho from going in and platting that?

Answer: Ultimately it is State endowment land, we are governed by the State Land Board and we could move forward with that like Clam Bake has been platted and 3 lots in Bear Creek. It could happen.

Question: Is there any chance Clam Bake could be held as a protected place?

Answer: IDL does not like selling land. The goal is to hold it and then politics get involved. The appreciation for the land only gets more valuable, IDL wants to hold that to secure the most revenue long term directly from the endowments. As for right now, Clam Bake is off the table. Lots of things must happen for anything to happen with Clam Bake.

Question: Is there any chance IDL can work with Bonner County to maintain Cape Horn Road?

Answer: Dan Brown answered that you would have to have a conversation with Bonner County and the land owners.

Question: Our road to access our cabin is on IDL land, is that IDL's responsibility to maintain it?

Answer: Dan Brown answered that when you bought the cabin, you got an easement with it. IDL does not do any maintenance on the road. If there was something very significant with the road like a major washout then IDL might do something depending on where it is.

Question: Is there a definitive date for the slash pile cleanup and finishing up at Rocky Point?

Answer: The timber sales contracts are for 3-5 years. The loggers get hired for that period to get the job done. 3 years will be this spring, they will be here over the winter, and they will take care of the slash after the sale.

Jim and Dan reminded everyone that the VAFO was August 26th, 2023, with the auction starting at 10:30am in Coeur d'Alene.

Randy asked about Coffee with the Forester. The next meeting for Coffee with the Forester will be August 25th at the office in Cavanaugh Bay. There will be donuts and coffee.

East Priest Lake Fire District: Tom Clevenger updated the members on the fire district. They service 220 lots and 10 miles of shoreline. Almost all the lots are within 40-100 feet from the water, so they don't really service secondary lots which is kind of unusual. Tom acknowledged Cavanaugh Bay Members Association and other people around Priest Lake that have donated to the district, thank you. The fire district has 3 Commissioners, 3 sub districts (southern- Ann McKinstry, **Central/Middle- Jenny Seeman**, Northern-Tom Clevenger). Tom Clevenger is currently the president of the board. They have been training and responses with the Coolin/Cavanaugh Bay Fire Department along with North of the Narrows Fire Department. Most of the volunteers are from Coolin/Cavanaugh Bay and it will probably be that way until the district is up and running. They have been given a lot of contributions and donations. Priest-a-Palooza was a big contribution. Most of the money was primarily used for safety equipment. They have had grants for portable radios and vehicles. They do have a quick response vehicle on order. They anticipate it going into service this fall but do not have a specific date yet but are hoping for October. Their old engine will go into service as well. They should be able to run those through the winter. They also have a fire boat on order. There is a 2 year wait for this boat. This boat will be more than capable of supplying water from the boat to the fire and/or supplying water to vehicles via lines from the boat.

The next primary issue is finding a piece of property for a fire station. We would like to have a station with 6 bays, a community room, and a small housing area for firefighters to stay if needed. The primary purpose of a fire station is to improve their ISO rating which is currently 10. Tom thanked everyone for their support and invited everyone to their meetings held every other month. The next meeting is August 17th, you can get all the information on their website (<https://eastpriestlakefire.org/>).

Question: Will you house an ambulance at the new station?

Answer: The goal for the station and 6 bays is to house an ambulance. We would need to have more trained medical personnel first but that is the goal once it is up and running.

Question: How would you compare the new station to the other districts stations?

Answer: The station would be larger than the Collin Station, and it would be like the North of the Narrows station in format but with some modifications. We have not completely decided on the plans but we are looking at the North of the Narrows plan with modifications and another one.

Question: What is your estimate on time frame so we can tell our insurance companies?

Answer: Its hard to make an estimate on that. We must acquire land and start building the station. Most fire districts starting like this take 10 years to get their ISO rating down.

Question: He missed the part about acquiring land, can you repeat the part about acquiring land?

Answer: We cannot acquire land right now within 5 miles of our servicing district. It is all owned by IDL or Idaho State Parks and Rec. There is one other piece of property but it has some issues with the sewer that must be addressed first. We only need 2 acres and it would cost IDL too much money to put it in the auction for us to buy.

Randy said that he could talk to our lobbyist about this and maybe they could help us in finding/getting some land for the fire district.

Amy Anderson: Amy updated the members on the Selkirk Conservation Alliance. Amy gave a brief history of SCA, they have been around for 36 years, they are a non-profit, non-partisan, environmental organization that is based out of Prist River, ID. They have worked on a number of issues all over the area with the most recent focus on surface and ground water quality conservation in the basin for the next 5 years.

They have what they call their "3 Pillar Programs", an Environmental Educational Program, Environmental Advocacy Program, and a Scientific Research Program.

The Environmental Educational Program consists of giving talks and education people on what we can do to protect Priest Lake. We teach adults, and k-12. We work with the kids on getting them outside, testing water, interacting with IDL, fish and game, and showing them what it is to work with science outside.

The Environmental Advocacy Program consists of a lot of watching, state, county, federal plans, and policies. Just being a watchdog for anything that would negatively affect the basin natural resources.

The Scientific Research Program is where we are monitoring 17 sites on lower Priest Lake and 1 site on Upper Priest Lake. We monitor water temp, turbidity, Phosphorus, Nitrogen, PH, fully dissolved oxygen and more. We have been monitoring since 2008.

We more recently established a stream monitoring program where we are monitoring 16 of the primary tributaries/streams that feed into Priest Lake and Upper Priest River.

Amy talked to the members about getting involved, signing petitions, and going to those meetings (sewer, county, planning, IDL and so on). Amy also recommended everyone get the Sightline newsletter,

Dr. Lea updated the members on the stream monitoring. He explained to the members that the stream temperature monitors are giving readings every 15 minutes 365 days of the year. This will allow them to determine which streams temperatures are affected by atmospheric conditions and ground water features.

Dr. Lea talked to the members about the sewers and how it affects the lake. The sewer districts are bodies of water that hold enormous amounts of Phosphorus which is what we want to keep out of the lake. If there is no Phosphorus in the lake then you will have clear pristine water. Last year they did a survey of all the sewer districts around the lake, except for Sand Piper Shores, it was too small. He looked at the annual report that the sewer districts are required to report to IDEQ and if they had any violations. Dr. Lea gave all the sewer districts a report card. In 2021 Coolin was at the bottom of the list. There is one sewer district that does a really good job and that is Outlet Bay. They have an operator who is conscientious, who cares and goes above and beyond. Huckleberry Bay in 2022 went from a rating of B to F. They essentially stopped reporting. They recently installed hydrants at Diamond Point that were supposed to be buried 4 feet deep and they discovered sewer pipes that were the wrong schedule, leaks, and fractured joints. They had a sewer spill at Diamond Point, they had it fixed but things got worse and then discovered a check valve was installed backwards.

Dr. Lea explained how the sewer gets pumped out of your cabin and then where it goes. Each of our cabins has a central tank, the F1 gets pumped up under pressure to a main line that goes to a lagoon. The lagoons are aerated and that essentially gets rid of 40% of the Phosphorus and certain amount of Nitrogen. The rest is laid out over native vegetation in the hopes that it will take up the rest. But most of the Nitrogen is taken up by the soil particles. After a certain amount of time the soil can get saturated and once the soil gets saturated then it cannot take up any more. It takes a long time for this to happen, about 20-30 years and then it's time to move to another plot.

The lagoons are allowed to leak a certain amount and about every 10 years you must do a leak test on the lagoon. In Kalispell Bay they lose approximately 10 hot tub loads of raw sewage (partially treated) into the subsoil every day. Once it's in the subsoil, then it's in the gravel, then it gets into the ground water, then it goes into the lake. That could potentially cause algae.

The other major issue is the aging infrastructure of the sewer systems and pipes. If the pipes are rated for 30 years, then they need to be replaced. The fractured pipes could be due to aging.

Question: Golf Courses are known to use lots of fertilizer, are you monitoring the fertilizer coming off our golf course?

Answer: In 2017 Washington made it so that fertilizer could not have any Phosphorus in it. Even though we live in Idaho we get all our fertilizer from Washington. Phosphorus is not in fertilizer anymore so there is no worry. The monitors in the streams have not shown any spikes in Phosphorus and they are monitored for that all the time.

Question: Is there any concern about the growing goose population?

Answer: No, not yet.

Question: Do you have the stream monitoring available for people to view?

Answer: Yes, it is in the Sightline Newspaper.

Question: What is the rule for using fertilizer and weed control on your lawn?

Answer: Dr. Lea is unaware of any rule for Idaho.

Question: How many monitors are on each stream right now?

Answer: There is 1 on each stream right now. Ideally, we would like 3 on each stream but the monitors are expensive.

Question: Are there any monitors on the river?

Answer: Right now, no but the Kalispell Tribe is.

Stop the Siphon: Bud updated the members on the siphon. Senator Herdon started a bill to stop the siphon and it went all the way up. The bill passed and now nothing can be built that goes through or under the dam.

Charitable Gifts: Denny reported that last year we gave \$1000.00 to the Priest Lake Food Bank, \$1000.00 East Priest Lake Fire District, and \$1000.00 Coolin/Cavanaugh Bay Fire District. Denny asked and made a motion to do that again this year, the motion was unanimously passed.

Randy updated the members on if they must call 911 to use their address and not their lot number. Randy also informed the members to use the blue number address. You can go to the Priest Lake Museum and inside there is a sheet that has instructions on how to obtain a blue number.

There was no other business, the meeting was adjourned at 11:20am.