

**Bear Lake West POA Annual Meeting
8/13/22.**

Craig Schaar, Chairman
Terry Carlson, Vice Chair
Gary Myers, Treasurer
Lowell Howlett, Amenities Board Chair
Marty Phipps
Diane Marietti – – Absent Covid
Daleen King, Amenities Board (Secretary) – – Absent Family Reunion

Dan Fillion, Water System Operator
Michael Howlett, Maintenance Manager

- 1) Water Update – Dan
 - Water is testing clean, and report is available.
 - Over the last year POA used 5.8 million gallons – HOA used over 4 million gallons last month (larger plus golf course and Cooper's)
 - Adding solar power to one of the reservoirs – (\$3,000)
 - HOA – wells – 2 to 3 feet below normal.
 - Member noted the water usage numbers were on their bill – Gary stated that this is completed by the POA accountants, should be on the bill and can find out why it was not.
 - Rates tiered - \$2.50 /100 gallons – over 100k gallons and it doubles – rates are posted on POA site; www.bearlakewestpoa.com
 - Bought a spare pump. One pump is over 30 years old, other pump only 6 years old. Each well has it's own pump.

- 2) POA finances – Gary Myers
 - Handed out Income statement and Balance sheet.
 - Generally, on budget and POA has about \$300k in reserves.
 - Sewer project came in 70k over....will have to assess how to pay for it. Could be a combination of assessment and use some reserve funds.
 - Fish Haven Sewer District (FHSD) has formally agreed to take over this part of the sewer system and Board confirms that they(FHSD) are now fully responsible for the entire POA sewer system.
 - There was a dispute about providing a dedicated generator for this sewer pump (\$60k).
 - After discussion, FHSD agreed to pay for it, relieving us of that responsibility.
 - Bought an additional used truck (\$16k)
 - Annual fees - \$310 for Amenities - \$265 for the POA.
 - There are two properties in foreclosure- in process.

- 3) Fire Escape Route – Terry Carlson
 - If Loveland is blocked for any reason Terry says that there is an escape route by driving south on Mountain Way. This route is fenced off where it becomes private property.
 - Idaho State Law says you can break any barrier and trespass on private property in the event of an emergency.
 - Terry has handed out Evacuation route.

- Mountain way > left on Kestral> Turns into Ridgeway> Left on Lakeside > takes you to 89.
- Private stretch owned by Ardee Helm and has agreed to allow usage and he unlocked the gate.
- Terry points out that the gate is once again locked. He assumes Ardee locked it due to ATV Abuse, but is looking into it.

4) Beach – Lowell

- POA voted in July to open the gate in July.
- HOA Chairman unilaterally shut this down...they meet the 27th – should be interesting.
- HOA says there is major concern about the Permit from the State. Lowell reviewed two main points – requires some sort of pass system/check station. Permit has language about minimizing impacts from motor vehicles.
- Idaho will not put in a light or reduce the 55-speed limit around this bend.
- This issue is unresolved.
- Members have organized for beach advocacy, and you can follow/input thoughts @ blwbeachadvocates@gmail.com

5) Driveways – Craig

- There is a County rule that states homeowner can only have one driveway access to a County Road.
- Several homeowners have a “drive through” configuration with two points of access to the road. These are grandfathered in but building permits will be restricted to one driveway access point going forward.
- The list of County roads will be posted on POA website. Not all POA roads are considered County. This will be available when the County finishes the approved map.

6) Mountain Way from Maintenance shed to upper end – Lowell

- The end of Mountain way is unfinished and too small to have a grader turn around.
- This is a County Road and the County cannot use their equipment here until this is addressed.
- Getting a bid from Legrande Johnson – has not come back yet.
- Requires a 96 ft. Diameter turn around.
- One member wanted to know impact to his property – lives nearby.
- Who will pay? POA, Property being developed (supposedly a container style home), County. POA needs to find someone to accomplish this task.

7) Maintenance – Michael

- Painted well House.
- Serviced fence line – will check it again – some cattle getting in.
- Ordered Road Base.
- Filled dumpster potholes.
- Has had to make numerous trips to the Bear Lake West Land Fill (other side of Montpelier)
- FYI – you can go to Bear Lake County Landfill and dump 3 times for free, according to a member statement.

8) Dumpsters – Craig

- Dumpsters hit a critical point where items not allowed to be dumped here are about to result in POA incurring fines.

- Craig handed out pictures of restricted items...Water heaters, Chicken wire, barbeques etc.
- Discussion about adding a gate with key fobs assigned to each owner.
- Noted that Aspen Creek dumpsters were removed and provided garbage cans. They are now using our dumpsters.
- Discussion of a pole and a cameras being constructed....Marty looking into it.

9) Fiber – Craig

- Craig said he is in contact with Christine at Directcom, who is charge of Crew deployment and scheduling. She confirmed what Dan Parish stated...goal is to link up homes this fall.
- One point that was inconsistent with what Dan Parish stated, that there is no fiber to the curb yet. Dan Parish had said there was fiber to the curb in place....checking. Can go to www.directcom.com to see available plans.

10) Board Continuity - Craig

- Board rotation is rather extreme where we alternately lose three members or four members at a time.
- Looking at a new rotation to lose only two members per year.
- Marty and Terry had volunteered to shorten their terms to facilitate.
- No definitive decision here yet....new Board will pick it up.

11) Snow removal fee – Lowell

- \$150/year will remain in place
- 97 homes last year participated.
- Some members did not pay their fee in October and then tried to pay as the snow fell.
- This will not be acceptable....pay in October when plowing fee is due or no plowing.

12) New Board members announced

Amy Karcher, Michael Wade, Michelle Fillion

Amy – 77 votes

Michael – 58 votes

Michelle – 52 votes

Lowell Howlett – 42 votes

Degroot – 43

Steve Howard – write in – 22.

- Voting all three for one candidate was disallowed by the Board.
- Although the CCRs are unclear here (does clearly state you cannot use all three of your votes for on candidate), Board states that logic prevails. You get one vote per open position.
- If there were only 1 position opened in a year, each lot owner would only have one vote for that position. If two positions were open, each lot owner would have one vote for each of those positions.

Q&A

- 1) Can we do Zoom meeting for all Board Meetings going forward?
- 2) Light pollution – can we request that members try to turn off outside lights after? 10 pm or when they go into their homes?
- 3) Walking path up Dutch Canyon Trail, between Plats B & C. overgrown...not been maintained. One member says he has the equipment and happy to mow it.
- 4) Comments on Board communication – more required.

- 5) POA workday picnic – member says this used to occur around Memorial Day.
Have a group project set up ...get it done and then a picnic. Build additional POA comradery?
Used to be called POA volunteer day.