

**Carlin Bay Property Owners Association, Inc.**  
**c/o Association Services, Inc.**  
**1110 Park Place, Suite 101**  
**Coeur d'Alene, Idaho 83814**  
[admin@cbpoa.info](mailto:admin@cbpoa.info)

April 2, 2018

Dear Carlin Bay Property Owner:

It is preparation time for the 2018 Annual General Membership (AGM) meeting. The AGM is scheduled for **9:00 a.m. on Saturday, July 7, 2018** at N-Sid-Sen Camp & Retreat Center, 36395 S Highway 97, Harrison, Idaho 83833. Lunch will be served to all attendees.

The Board will be bringing several important issues to the meeting for discussion and possible action.

**Motions to be considered at the AGM**

If you intend to submit a motion for consideration by the membership, it must be received at the above address, or the AGM email address by Friday, **May 4, 2018**. All motions should indicate who is making the motion, a title for the motion, the action being requested and the rationale for the action. (All motions will be vetted by the Association attorney before being included in the AGM packet for consideration.)

**AGM Packet**

The packet including valid motions, ballots, a proxy form, a preliminary Agenda, Standing Rules, and ballot voting instructions will be mailed to the membership no later than **May 31, 2018**. The packet will also include a President's report and brief summaries by the chairpersons of the various committees that help run our association. These include the financial, water, wastewater, marina and airport committees.

**Motions submitted at the AGM for later voting**

There will also be opportunity to offer motions at the AGM.

Motions proposed and seconded at the AGM will be vetted by the Association Attorney within two weeks of the meeting. Questions and concerns can be submitted in written form to the Board of Directors within the same two week period. Upon the attorney's approval, proper motions will be mailed to members for consideration.

If you have any questions, comments or need to contact the Board regarding the AGM meeting please contact us at the number or email below:

Email: [agm@cbpoa.info](mailto:agm@cbpoa.info)

Phone: Jan Gera (208)676-8626

**CBPOA Board of Directors**

Benjamin Crosby, President

Tony Verdoia, Vice-president

Scott McCrea, Secretary

Ernie Dorow, Treasurer

Richard Miller, Member at-large

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**CALL FOR CANDIDATES FOR CARLIN BAY PROPERTY OWNERS  
BOARD OF DIRECTORS – 2018**

It is time again to ask all Carlin Bay Property Owners to consider serving on the CBPOA Board of Directors. All legal Carlin Bay lot/parcel owners who are members in good standing are eligible to hold office. The term of office is three (3) years during which time the Board Member may serve in any of the five (5) designated positions: President, Vice-president, Secretary, Treasurer, or Member-at-large. These positions are elected by the Board of Directors.

This year, there are two (2) positions open on the Board, each for a 3 year term.

Continuing Board members include:

Benjamin Crosby (class of 2020, second term)  
Ernie Dorow (class of 2020, first term)  
Scott McCrea (class of 2019, first term)

If you are interested in running for the Board of Directors please fill out the “Candidate Statement” on the back of this notice. This statement must be received at the below address, or the AGM email address by Friday, **May 4, 2018** to have your name added to the voting ballot at the annual meeting. Thank you!

Mail to:           CBPOA c/o Association Services, Inc. (ASI)  
                      1110 Park Place, Suite 101  
                      Coeur d’Alene, ID 83814

Email to:         [agm@cbpoa.info](mailto:agm@cbpoa.info)

Thanks very much to all of you who have served our community in the past!

Sincerely,  
CBPOA Board of Directors

**CANDIDATE STATEMENT  
CARLIN BAY PROPERTY OWNERS BOARD MEMBER – 2018**

Name: \_\_\_\_\_ Date: \_\_\_\_\_  
(Please Print)

Address: \_\_\_\_\_

How many months/years have owned property or lived in CBPOA? \_\_\_\_\_

Have you ever served on any Board of Directors or CBPOA Board before? \_\_\_\_\_

If yes, how many years did you serve? \_\_\_\_\_ Where? \_\_\_\_\_

Tell us why you wish to serve on the Board:

Recommended qualifications for applicants:

Each Board member should have a basic understanding of the CC&R's, Bylaws and Land Use Plan of the Association.

Each Board member is to be current on monthly assessment fees and in good standing with the Association.

Each Board member should have the temperament to work with folks with a wide variety of perspectives.

Our Board is a working board so members need to be willing to dedicate several hours per month to the Association. Additional time may be required depending on projects and other Board responsibilities.

Signature \_\_\_\_\_ Date: \_\_\_\_\_

This statement must be received no later than Friday, **May 4, 2018** to have your name added to the voting ballot at the annual meeting.



# **THE VIEW**

**An Occasional Publication of the  
Carlin Bay Property Owners Association**

**MAILING ADDRESS**

1110 Park Place #101  
Coeur d'Alene, ID 83814

**EMAIL**

admin@cbpoa.info

**WEB SITE**

www.cbpoa.info

**BOARD OF DIRECTORS**

Benjamin C.L. Crosby  
President  
Tony Verdoia  
Vice-president  
Scott McCrea  
Secretary  
Ernie Dorow  
Treasurer  
Richard Miller  
Member-at-large

**ACCOUNT MANAGEMENT**

Association Services, Inc.  
Jan Gera  
Account Manager  
jan@asi-hoa.com (email)  
(208) 676-8626 (phone)  
(208) 676-8603 (fax)

**2018 ANNUAL  
GENERAL MEETING**  
Saturday, July 7  
9:00 AM  
N-Sid-Sen Camp &  
Retreat Center

**THE VIEW FROM THE PRESIDENT'S CHAIR . . .**

These have been active days for our Association in spite of it's being the "off season". Many important things are in the works. We are expecting that we will be completing our waste water project in the next few months. We are working with The Lodge at Carlin Bay on their project. We have had many properties change hands in the last few months and at least half a dozen new house starts announced. Some of them have already broken ground; some plan to break ground this spring or early summer. I would encourage everyone to make an extra effort to meet your new neighbors and to invite them into the fabric of our community.

You will read elsewhere in this newsletter about some particular concerns the Board has about our community. I would encourage all of us to recognize that every day we have choices to make that affect our neighbors and the quality of life we all experience here. Whether it's the condition of our yard or where we park our boat trailer or the volume of our music, every choice we make enhances or detracts from the atmosphere.

We can think of our CC&R's as constraints on our freedom to behave as we wish or we can think of them as guidelines put in place to guarantee the value of our property and the quality of life we all appreciate in this community.

This month marks the beginning of what I hope will become a regular pattern for our Association with the publication of this flyer. Please feel free to offer suggestions for topics and questions we might address here.

And, thanks to all of you who help to make this a great place to live and play!

**THE LODGE AT CARLIN BAY - WHAT'S NEXT**

The Association voted affirmatively at the special meeting held on February 17 to proceed with expanded waste water service for The Lodge at Carlin Bay. Following the meeting, the Board of Directors issued a "will serve" letter to Kootenai County Community Development which allowed The Lodge to begin the application process for their expansion. Welch-Comer Engineering is currently working with a geo-technical firm to assess the structural integrity of our old lagoon and to evaluate the steps necessary to expand its capabilities to accommodate The Lodge.

In the coming weeks, we will begin to address the contractual work that needs to be done to put this project on a firm footing. That contract will be developed in consultation with our Attorney and will be shared with the membership for comment at the appropriate time.

**STORAGE PAD UPDATE**

First steps were taken last summer to establish a storage area just below the old lagoon and behind the three hangars. Unfortunately, the project encountered seepage from the old lagoon. For this reason, the project has been put on hold until the old lagoon is lined.

Once work can resume, a committee of interested folks will be assembled to explore options for the development of the area and a proposal will be brought to the members for consideration. In the meantime, anyone is welcome to share their thoughts with the Board.

**CHANGES IN THE IDAHO DEPARTMENT OF  
LANDS GROUND LEASE**

Those of you with marina slips are familiar with the fact that the Association pays an annual lease fee to the Idaho Department of Lands for the submerged land under our marina. We have been operating under the terms of a ten year lease agreement that has required an annual payment of \$5,164.82 shared among our slip owners. Beginning in 2018, we are now operating under a new ten year lease agreement that requires an annual payment of \$11,875.00 to be shared among our slip owners.

What this means is that current slip owners who have been paying \$55.00 per year per slip will now be paying in excess of \$125.00.



## **RATE INCREASE SCHEDULED FOR JUNE 2018**

Effective with the June billing, CBPOA fees will be increasing 5% across the board. This adjustment is necessitated by the increased costs of doing business and by the growing needs of our community. The Board has been working VERY HARD over the past few years to budget for the Association's needs as opposed to levying special assessments. While special assessments may be necessary in the future, they have tried to manage projects within our normal fee structure.

## **ROAD ISSUES . . .**

The Board is acutely aware that our Association roads need attention! The past two winters in particular have been very hard on them. They will be evaluating each road and will be developing a plan to address each of them.

Sunset Shores and Ridgeview Loop are experiencing many potholes as is Timber Lane. Hanson Road is experiencing active house construction work these days. Ridgeview Drive has experienced the effects of the waste water project over the past five or more years and will undoubtedly be refurbished as a part of the wrap-up of that project. Edgewater Drive is experiencing considerable deterioration. In spite of our best efforts to keep commercial traffic off it, it's showing the negative effects of heavy traffic. Construction traffic is also contributing to its demise.

The Board would welcome whatever input folks might want to offer. That could best be shared by writing to [admin@cbpoa.info](mailto:admin@cbpoa.info).

## **WATER PLANT ISSUES**

The Board has been grappling with two important issues related to our water plant.

The first relates to its age and condition. We are fast approaching a time when the water plant and much of the infrastructure related to it will need to be replaced. The Board has contracted with Welch-Comer Engineering to assess the community's needs and possible ways to address those needs. They are hopeful that a comprehensive study of the situation will be completed by the time of the 2018 AGM.

The second relates to the rate structure to support the water plant. In the process of moving toward a budget-based management plan, the Board has confronted the reality that our general fees have been subsidizing the cost of producing water for many years. They are hoping to have a proposal to present at the 2018 AGM to address the situation.

Dear members of Carlin Bay Property Owners Association,

We write to you with a concern that weighs heavily on our minds and hearts these days. Over the past few months we have had several incidents of members either dis-regarding basic guidelines set out in the CC&R's or, in a few cases, taking actions in defiance of directives from the Board of Directors. Two of these infractions have involved the unauthorized removal of trees after the Board explicitly denied requests for removal. A third involved the destruction of Association property by tearing out posts installed to regulate the closure of the upper half of Edgewater Drive and the repeated removal of the "Road Closed" signs.

Our general reading of the Bylaws and the CC&R's leads us to conclude that our community is built on a basic commitment to one another to treat one another with mutual respect and to abide by the guidelines we have developed together to regulate our common life. When those guidelines are breached, our Bylaws (B70.0 – B96.0) allow for a notice of non-compliance to be issued and for the member to be given the opportunity to rectify the situation (what would rectify the unauthorized removal of trees?). Ultimately, the Board may suspend the membership

privileges of the member(s) in question. Beyond that, the Bylaws and CC&R's are silent. We are left with lots of questions. Is the suspension permanent if there is no resolution to the situation? Are fines appropriate and, if so, under what guidelines?

In our thinking, the behavior we are experiencing from a small minority of our members, challenges the very fabric of our community. If we are not diligent in setting high standards of behavior, we run the risk of degenerating into a fragmented bunch of people living in the woods.

Our question to you, the members of this Association, is how you would like us to handle these kinds of situations. Your input would be very valuable! If we can develop consensus, we would welcome a proposal to be considered at the next AGM.

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