



April 9, 2026

Dear Lava Springs Homeowner,

As mentioned in our letter dated February 8<sup>th</sup>, and in compliance with the Bylaws, the Annual Meeting of the Lava Springs Owners Association Corporation will be held on May 7, 2026 at 6:30 PM. The Notice of Annual Meeting is on the reverse side of this page providing the date, time, location, and agenda for the Annual Meeting.

Enclosed you will also find:

1. The list of approved Nominees for Lava Springs HOA Board of Directors
2. The Ballot for the Board of Directors election. You will note a box at the bottom of the Ballot for a write in nomination. This will take the place of a nomination from the floor had we had voting during the meeting.
3. A Proxy form which you may use to assign the Lava Springs Owners Association Corporation Secretary as your proxy to vote for a candidate or attend the meeting on your behalf.

Please place the completed and signed Ballot and Proxy form (if you will be assigning a proxy) in the enclosed envelope addressed to Riverside Management. **Your completed and signed Ballot and Proxy (should you choose to assign a Proxy) must be received by Riverside Management no later than April 24, 2026 in order to be included in the final vote. There will be no ballots accepted at the meeting.** Riverside Management will tally the votes and present the outcome during the Annual Meeting.

Information about each candidate was also mailed to you on March 9, 2026 and is available on the Lava Springs website at <https://lavaspringshoa.com> or at Riverside Management.

Thank you,

Lava Springs Nomination Committee

**SEE NOTICE OF ANNUAL MEETING ON REVERSE SIDE** 



**Notice of Annual Meeting of Lava Springs Owners Association Corporation  
May 7, 2026**

**NOTICE IS HEREBY GIVEN**, that in accordance with Article 3 Section 3.3 and 3.5 of the Bylaws of Lava Springs Owners Association Corporation, the Annual Meeting will be held at the following date, time and place.

**DATE:** Thursday, May 7, 2026  
**TIME:** 6:30 PM  
**PLACE:** Legacy Charter School

**Please plan to attend this important meeting and get to know your Board and the important matters being managed for our community. Without your participation, we will not meet the Quorum needed (84 homes) to conduct the business of the organization. The meeting will begin promptly at 6:30 PM and any homeowner not signed-in prior to 6:30 will not be counted to determine if a quorum has been met. No weapons of any kind are allowed on the school property.**

In accordance with section 3.6 of the Bylaws of Lava Springs Owners Association Corporation, the "Order of Business" will be:

1. Roll Call to determine the voting power represented at the meeting
2. Proof of notice of meeting or waiver of notice
3. Reading of minutes of preceding meeting
4. Reports of Officers
5. Reports of Committees
6. Election of Directors – results announced
7. Unfinished Business
8. New Business
  - i. HOA Dues
  - ii. Increased Costs
  - iii. Landscape Contract
  - iv. Pool Contract
  - v. House Bill 708
  - vi. Ballot Measures
- b. Member comment period
  - i. No member comments received
9. Adjournment

**Etiquette:** Out of respect for all members' time, it is important that we follow our agenda and timelines. Any member who speaks out of turn, or is disrespectful to fellow members, be they homeowners, Board Members, or Committee Members, will be escorted from the meeting by the Sergeant At Arms. Failure to maintain proper decorum will result in adjournment of the meeting.

Debra Tortolini  
Secretary, Lava Springs Owners Association Corporation



## MAY 7, 2026 BOARD OF DIRECTORS ELECTION

### GET TO KNOW YOUR NOMINEES

#### JULIE BAHLKE:

Julie and her husband have lived in Lava Springs since September 2020. They enjoy traveling and having family and friends visit. She has been serving as a volunteer attending Board Meetings and taking minutes for a little over two years, has been supporting the pool access system, and is backup on the pool security system. Julie was appointed to the office of Assistant Secretary on March 5, 2026. Julie worked in the commercial insurance industry in underwriting and marketing for 45 years, retiring in 2023. Julie cares deeply about our Community and its residents and wants to keep Lava Springs a great place to live.

#### DOUG BROETJE:

Doug and his wife Sue have been residents of Lava Springs since 2015. Doug has served on the Lava Springs HOA Board since August of 2020. Over the last five years Doug has served as a Board of Director and Vice President. He is also the Chairperson of the CC&R Review / Nomination Committee.

#### LURIE BROWN:

Laurie and her husband Larry have been residents of Lava Springs since 2017. Laurie has a great deal of experience working in retail, although she did take time away from that career to support her children and their school as a Student Aide. Laurie's husband is retired Law Enforcement for over 30+ years. Laurie loves being active, walking her dog Elsa, and supporting our Santa Extravaganza. Laurie also loves our Lava Springs and feels like she can bring a new perspective and can make a difference in our Community.

#### SAL DE LOSANGELES:

Sal and his wife Nancy have been residents of Lava Springs since 2019 and have been married for 58 years and have 2 children, 3 grandchildren, 5 great-grandchildren, and he loves watching sports. Sal was on the Lava Springs HOA Transition Team in 2019 and has served as a Board of Director, Treasurer, and Reserve Finance Committee member since then.

#### SCOTT FIELD:

Scott relocated to Idaho in 2018 and has resided in Lava Springs since 2022. He will be married to his wife Sue for 41 years in May, is retired, enjoys traveling, and loves golf and off-roading. Scott has been a Board of Director and Sergeant At Arms since 2025, is a person who is unfiltered and speaks his mind, is forthright (doesn't play games), and feels respect is very important and goes a long way. Scott is committed to doing his best to help our community.

#### BOB PATRICK:

Bob and his wife Judy have lived in Lava Springs since 2015. He was on the HOA Transition Team in 2019 and then transitioned to Board of Director and President of the HOA in May of 2020. He is Chairman of the ACC / Landscape Beautification and Pool Committees. Bob retired from trucking company management after 40 years, and coached baseball, football, and little league. Bob has volunteered countless hours, and has vast knowledge of our community, enjoys working with people, enjoys his neighbors, and cares about what happens here.

#### MIKE SANCHEZ:

Mike and his wife Petra have lived in Lava Springs since 2019 and have been married for 44 years. He is retired Air Force with 37 years of service. Mike has served as a Board Member following his election in May of 2024. Mike takes great pride our Community and has put in many volunteer hours assisting with maintenance, stringing holiday lights, cleaning the pool area, trimming trees, etc.

#### DEBRA TORTOLINI:

Debra and her husband Richard moved to Lava Springs in 2018 and have been married for 46 years. They love camping, Idaho, and our Community. Debra was on the Lava Springs HOA Transition Team in 2019, served as a Board of Director, and Secretary in 2021 and was recently appointed to the position of Board of Director and Secretary on February 5, 2026, following the resignation of John Cecil. Debra has been a volunteer member of the Reserve Finance Committee since 2020, and has continued to serve in various volunteer roles, such as Assistant Secretary, Committee Chair, supporting the pool access system, pool security system, Lava Springs HOA Website, Advisor to the Board, and prepares the materials and mailings for the Annual Meetings.



LAVA SPRINGS OWNERS ASSOCIATION CORPORATION

2026 BALLOT FOR THE ELECTION OF THE BOARD OF DIRECTORS

*Instructions: Place an X in the box beside each of the candidates you are selecting, including any write in that you add, for a total vote count not to exceed seven (7).*

*Please return the completed ballots in the enclosed envelope addressed to Riverside Management. **Ballots received by Riverside Management after April 24 or submitted at the Annual Meeting on May 7, 2026 will not be counted.***

*If you plan to attend the Annual Meeting on May 7, 2026 at 6:30 PM, please check this box and indicate the number of attendees.*

YES I will attend. Number of attendees: \_\_\_\_\_

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**MARK MAXIMUM OF 7 BOXES ONLY**

- Julie Bahlke (current Assistant Secretary)
- Doug Broetje (current Board of Director and Vice President)
- Laurie Brown (current homeowner / new nominee)
- Sal De Los Angeles (current Board of Director and Treasurer)
- Scott Field (current Board of Director and Sargeant at Arms)
- Bob Patrick (current Board of Director and President)
- Mike Sanchez (current Board of Director)
- Debra Tortolini (current Board of Director and Secretary)
- Write in: \_\_\_\_\_

**SEE PROXY FORM ON REVERSE SIDE**



# LAVA SPRINGS OWNERS ASSOCIATION CORPORATION

## PROXY

I, the undersigned, being a member of the Lava Springs Owners Association Corporation do hereby appoint the Lava Springs Owners Association Corporation Secretary as my true and lawful attorney-in-fact, with power of substitution, for me and on my behalf to:

Vote on the election of the Board of Directors with all the powers I should possess if personally signed and mailed by me.

Serve as my proxy for attendance at the Annual Meeting

\_\_\_\_\_  
Owner (Please Print)

\_\_\_\_\_  
Address

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

**ALL VOTING PROXIES MUST BE TURNED IN WITH THE BALLOT NO LATER THAN  
APRIL 23, 2026**

**ALL MEETING ATTENDANCE PROXIES MUST BE FILED WITH THE SECRETARY (C/O  
RIVERSIDE MANAGEMENT COMPANY) NO LATER THAN TWENTY-FOUR (24) HOURS  
PRIOR TO THE APPOINTED TIME OF THE MEETING.**

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