

**From:** [Jamie Moorehead](#)  
**To:** [Meghan Byers](#)  
**Subject:** All confusing.  
**Date:** Wednesday, March 11, 2026 3:41:32 PM  
**Attachments:** [img20250311\\_155869.pdf](#)

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Ms. Byers,

Attached are documents that were provided by a slip owner. Having our corporate counsel do a quick read yielded the comment "confusing and poorly written" Clearly SPOA applied for the permit and have (or had ) littoral rights. The slips were unquestionably sold. Full Right And Interest likely does clearly define littoral rights. It may or may not. Some slip owners have deeds for their slip and this likely gives them specific rights to the bottom land but again may not define littoral rights.

Language must be reviewed in all the documents by a qualified Attorney. It seems this is really a big mess that should be straightened out before any permit for expansion is granted. Personally my only interest is to see we are complying with any state requirement.

Others here seem up in arms for reasons I do not fully understand. One thing I know from a management perspective, get the facts before acting.

Good luck!

JM

Friday, July 24, 1998

Dear Dock Applicant:

Well, now that we have reached an agreement with the rest of the SPOA members to allow us to use the Goose Point common area for the dock project, it is time to get in gear and make this happen!

The permit papers have been submitted to the Army Corps of Engineers and the Idaho Department of Lands for approval and the contractor is started on the details of the project.

It is anticipated that the project will cost each participant approximately \$1596.00. It could be a little more or less depending on the final number of people that participate. In order to get this commitment and to get the contractor a final design, we will need a \$700.00 deposit from each member wanting to participate.

Remember the requirements are:

One slip space per secondary lot. (the docks are 4' X 20')

Members that own waterfront are not eligible because they have the riparian rights of their lots.

Members that own more than one secondary lot are eligible for one slip space for each lot providing they have not been combined.

We will make every effort to keep each participant informed on the progress of the project.

Please send a check or money order as soon as possible but not later than September 15 1998 to:

Sourdough Point Owners Association  
Box 29  
Sandpoint, ID 83864

Pd

8/16

This money will be used as the start-up deposit for the contractor as soon as the permit has been approved.

Thank you for your cooperation,

John Sheppard  
Chairman, Central Dock Committee

Permit No. L-96-S-206C  
APPLICATION AND AGREEMENT FOR  
NEW FLOATING BOAT DOCK  
Agreement June 1999

Whereas Sourdough Point Owners Association (S.P.O.A.) has obtained permits for floating docks in the lagoon at S.P.O.A. on Lake Pend Oreille; and the undersigned member has applied for a slip from the Association for personal use, the undersigned member hereby applies and agrees as follows:

Return signed copy to S.P.O.A. Board Secretary to be filed in the individual Lot File before ownership takes place.

The undersigned member shall be subject to all conditions of the Permits issued by the Idaho Department of Lands , Army Corp of Engineers and to Sourdough Point Owners Association.

These floating docks were built to meet the required specification set forth by the Army Corp of Engineers and Idaho Department of Lands. The permit number L-96-S-206C must be displayed in letters not less than three inches (3") high on the dock. The Block and Lot number will be displayed on a Master list at the entrance of the ramp for slip ownership and identification. There is one (1) slip allowed per lot for secondary lots.

The Undersigned member of this system shall have full responsibility and liability for the proper maintenance and securing of floating docks. If the undersigned member fails to properly maintain or secure the docks after notification in writing to do so, the association shall have the right to do so and shall bill the member for any expense incurred. The amount shall be included in the member's membership fees and which shall be an assessment on the member's lot, such that any failure to pay said amounts shall be deemed a failure of the member to pay the required membership fees and dues called for by the bylaws of the Association.

The undersigned agrees to hold the Association harmless from any and all claims, losses and liabilities arising in connection with the member's floating docks. The undersigned member's agrees to carry liability insurance coverage for the floating dock which shall include the Association as an additional insured in limits of at least \$100,000 per person and \$300,000 per accident.

This agreement shall remain in full force and effect until such time as ownership of the slip is transferred to a new owner. Upon transfer of ownership, the new owner shall execute a new agreement for the slip with S.P.O.A.

The undersigned agrees to maintain the docks in a clean environment which includes, a clear walk way on the dock. No storage compartments shall be allowed temporary or permanently. If a cart is used it must be removed from the dock to it's designated storage area.

The undersign agrees to not rent, sell, loan or lease this slip out to any none owner of S.P.O.A. If someone is renting their home for more than 30 days the slip will be allowed to be used by that individual during the rental time only (see Article XI Section 7, A. and B.). An owner may allow a guest to stay in their slip for a week providing they are staying with or staying in owner home.

You have purchase a 4' by 20' boat slip and the maximum boat beam width your slip will accommodate is 8'6".

A bill of sale will be issued upon complection of this agreement.

Executed in Sandpoint, Idaho on this date following:

Lot No. 17 Blk. No. 2 Addition 2<sup>nd</sup> Addition

Dated: 7/8/99 Member Signature Kenneth M Meyers & Judy L Meyers

Please Print Signature Kenneth M Meyers & Judy L. Meyers

The foregoing application is accepted by the Association

Dated: 7-3-99 David E Olen  
Sourdough Point Owners Association  
Board Officer

Application and Agreement for floating Slip in L-96-S-206C Dock system.

Permit No. L-96-S-206C  
APPLICATION AND AGREEMENT  
FOR NEW FLOATING BOAT DOCK  
August 2013

Whereas Sourdough Point Owners Association (SPOA) has obtained permits for floating docks in the lagoon at SPOA on Lake Pend Oreille; and the undersigned member has applied for a slip from the Association for personal use, the undersigned member hereby applies and agrees as follows:

**Return a signed copy to the SPOA Board Secretary to be filed in the Individual Lot File before ownership takes place.**

The undersigned member shall be subject to all conditions of the Permits issued by the Idaho Department of Lands, United States Army Corp of Engineers and Sourdough Point Owners Association.

These floating docks were built to meet the required specifications set forth by the United States Corp of Engineers and Idaho Department of Lands. The permit number L-96-S-206C must be displayed in letters not less than three inches (3") high on the dock. The Block and Lot number will be displayed on a Master List at the entrance of the ramp for slip ownership and identification. There is one (1) slip allowed per lot for secondary lots.

The undersigned member of this system shall have full responsibility and liability for the proper maintenance and securing of floating docks. If the undersigned member fails to properly maintain or secure the docks after notification in writing to do so, the association shall have the right to do so and shall bill the member for any expense incurred. The amount shall be included in the member's membership fees and which shall be an assessment on the member's lot, such that failure to pay said amounts shall be deemed a failure of the member to pay required membership fees and dues called for by the bylaws of the Association.

The undersigned agrees to hold the Association harmless from any and all claims, losses and liabilities arising in connection with the member's floating dock. The undersigned member agrees to carry liability insurance coverage for the floating dock in limits of at least \$100,000 per person and \$300,000 per accident. Dock owners are requested to provide SPOA with a copy of insurance coverage.

This agreement shall remain in full force and effect until such time as ownership of the slip is transferred to a new owner. **Upon transfer of ownership, the new owner shall execute a new agreement for the slip with SPOA.**

The undersigned agrees to maintain the docks in a clean environment which includes, a clear walkway on the dock. No storage compartments shall be allowed temporary or permanent. If a cart is used, it must be removed from the dock to it's designated storage area.

The undersigned agrees to not rent, sell, loan or lease this slip out to any non-owner of SPOA. If someone is renting their home for more than 30 days the slip will be allowed to be used by that individual during the rental time only (see ByLaws Article XI, Section 7, A and B). An owner may allow a guest to stay in their slip for a week providing they are staying in owner home.

You have purchased a 20 ft. boat slip and the maximum boat beam width your slip will accommodate is 8 ft. 6 inches.

Executed in Sandpoint, Idaho on this date:

Slip No. \_\_\_\_\_

Lot No. \_\_\_\_\_, Blk. No. \_\_\_\_\_, Addition \_\_\_\_\_.

Dated: \_\_\_\_\_, Member signature: \_\_\_\_\_

Please Print Name: \_\_\_\_\_

The foregoing application is accepted by the Association

Dated: \_\_\_\_\_  
Sourdough Point Owners Association Board Member

**BILL OF SALE**

No. \_\_\_\_\_ Date: July 21, 1999

Lot # \_\_\_\_\_ Blk No. 2 Add. No. 2nd

The above has purchased dock slip # \_\_\_\_\_

For the amount of \$ 1646. —

And has ownership and responsibility as a member of the  
Sourdough Point New Floating Docks.  
Permit No. L-96-S-206C.

The receipt whereof is hereby acknowledged, the undersigned  
(seller) does hereby sell, transfer and deliver unto the above  
named (buyer) his right and interest in and to the above listed  
dock slip.

Signature of Seller: H. E. Oens Title: President

*Sourdough  
sell here*

S.P.O.A. seal.

Mark Witham  
Notary Signature

7/22/99  
Date

