

POCATELLO, THURSDAY, OCTOBER 9, 2025 AT 8:50 A.M.

IN THE SUPREME COURT OF THE STATE OF IDAHO

| | | |
|--|---|-------------------------|
| EDWARD STASIEWICZ and BARBARA |) | |
| STASIEWICZ, husband and wife, |) | Docket No. 52313 |
| |) | |
| Plaintiffs-Appellants, |) | |
| |) | |
| and |) | |
| |) | |
| THE SOUTH HENRY’S LAKE OUTLET |) | |
| HOMEOWNERS ASSOCIATION, INC., |) | |
| (HOA), an Idaho nonprofit corporation; |) | |
| MICHAEL ERIC BIGLER and DIANE |) | |
| GAIL BIGLER, as Trustees of the LIDGATE |) | |
| BIGLER TRUST and SHERWIN BIGLER |) | |
| TRUST, BDS, LLC, an Idaho limited liability |) | |
| company; RONALD J. JENKINS, an |) | |
| Individual; JACK SOMMER, an Individual; |) | |
| DOMINION INVESTMENTS, LTD., a Utah |) | |
| limited partnership; JODY L. HANSEN, as |) | |
| Trustee of the TODD AND DIANE BOWEN |) | |
| TRUST; TODD JOHNSON and MARCIA |) | |
| JOHNSON, as Trustees of the JOHNSON |) | |
| FAMILY TRUST; CHARLES DOUGLAS |) | |
| WARD and LAREE L. WARD, as Trustees of |) | |
| the WARD FAMILY TRUST; JAMES |) | |
| KEITH KELLY, JR., an Individual; |) | |
| HENRY’S LAKE CABIN, LLC, a Utah |) | |
| limited liability company; MICHAEL KENT |) | |
| and LESLIE PATRICE TAYLOR, husband |) | |
| and wife; BAKER FAMILY CABIN, LLC, an |) | |
| Idaho limited liability company; GOODWIN |) | |
| HERITAGE, LLC, an Idaho limited liability |) | |
| company; NOSKIRE COMPANY, LP, an |) | |
| Idaho limited partnership; SAWTELLE, |) | |
| LLC, an Idaho limited liability company; |) | |
| HNH PROPERTIES, LLC, a Utah limited |) | |
| liability company; THOMPSON |) | |
| BROTHERS, LLC, an Idaho limited liability |) | |
| company; SLEA 487, LLC, a Utah limited |) | |
| liability company; LAKE ESCAPE, LLC, an |) | |
| Idaho limited liability company; JAMES W. |) | |
| <u>FEHLIG and ANGELIQUE J. FEHLIG,</u> |) | |

husband and wife; HARVEST HOME, LLC,)
an Idaho limited liability company; TRENT)
CICHOS and KARIE CICHOS, husband and)
wife; PATRICIA SNYDER, an Individual;)
ANN B. SMITH and DARREN L. SMITH,)
husband and wife; RUDD VENTURES, LLC,)
an Idaho limited liability company; CAROL)
JANET SCHLEY, an Individual; PETER)
JEFFREY THOMPSON and TONI DIANE)
THOMPSON, husband and wife;)
RYTALOMA, LLC, an Idaho limited liability)
company; MICHAEL GROBERG, an)
Individual; GARTH CHANDLER and)
STEPHANIE CHANDLER, husband and)
wife; TH SQUARED, LLC, an Idaho limited)
liability company; KIMBALL W. MASON)
and KRISTINE MASON, husband and wife;)
DARY R. GOODWIN and PENNY S.)
GOODWIN, husband and wife; RICHARD N.)
WALLACE and CAROLYN A. WALLACE,)
husband and wife; RODNEY E. ANDERSON)
and MARILYN M. ANDERSON, husband)
and wife; JOHN K. BRABEC and TAMRA)
BRABEC, husband and wife; DEREK)
LESLIE and HOLLI LESLIE, husband and)
wife; AMMON HAVEN, LLC, an Idaho)
limited liability company; BLAKE L. NEIL)
and KATHY J. NEIL, husband and wife;)
STEVEN R. TUTTY and LAUREL M.)
TUTTY, husband and wife; WAYNE)
MORTENSEN and JAN MORTENSEN,)
husband and wife; JOSIE A. BROWN, an)
Individual; MATTHEW G. RICHMOND)
and ANN RICHMOND, husband and wife;)
IP VENTURES, LLC, an Idaho limited)
liability company; COREY FIELDS and)
DEANNA FIELDS, husband and wife;)
MICHAEL CROWLEY and KARENT)
CROWLEY, husband and wife; EVAN H.)
GOODWIN and SUSAN GOODWIN,)
husband and wife; KIRSTEN HARDCASTLE)
and LISA WATTERS, as Trustees of the)
BERRETT INVESTMENT TRUST,)
HUCKLEBERRY, LLC, an Idaho limited)
liability company; GARY JONES and)
MAUREEN JONES, husband and wife;)

LARRY KIMBALL and ANNETTE)
MARQUARDT-KIMBALL, as Trustees for)
the LARRY KIMBALL and ANNETTE)
MARQUARDT-KIMBALL TRUST;)
ELIZABETH MICHELE MOLINELLI-)
RUBERTO and KATHRYN NICOLE)
MOLINELLI-STEVENSON, as Trustees of)
the MOLINELLI FAMILY 1989 TRUST;)
BYRON L. REED, as Trustee for the)
JOANNE REED FAMILY TRUST;)
JEFFREY J. REILEY, an Individual; DAVID)
SHARP and LYNETTE SHARP, husband)
and wife; SUNROC HOLDINGS, LLC, an)
Idaho limited liability company; WELLS)
FAMILY CABIN, LLC, an Idaho limited)
liability company; KURT WELLS and JILL)
WELLS, husband and wife; CLAIR E. ZENK)
and LENYCE ZENK,)
husband and wife,)

Plaintiffs,)

v.)

HENRY'S LAKE VILLAGE, LLC, an Idaho)
limited liability company; CHRISTOPHER L.)
CAMPBELL AND HEATHER CAMPBELL,)
husband and wife; DON THOMAS CLARK)
AND SHERRIE LYNN GUBLER CLARK as)
Trustees of THE CLARK FAMILY)
REVOCABLE TRUST; COYOTE CABIN,)
LLC, an Idaho limited liability company;)
DRIFTWOOD LODGE, LLC, an Idaho)
limited liability company; FAIR DINKUM)
DEVELOPMENTS, LLC, an Idaho limited)
liability company; FRIGATE HOLDINGS,)
LLC, an Idaho limited liability company;)
RYAN HALES AND KENDRA HALES,)
husband and wife; RYAN JOHNSON AND)
CATHERINE JOHNSON, husband and wife;)
RAND R. KRIECH AND SONIA C.)
KRIECH, as Trustees of THE 2016 RAND R.)
KRIECH AND SONIA C. KRIECH)
REVOCABLE TRUST; JARED LAMPH)
AND KARIESA LAMPH, husband and wife;)
LOREN LUND AND HOLLI LUND,)

husband and wife; TREVIN RICKS AND)
STEPHANIE RICKS, husband and wife;)
REES RUMSEY AND NANCY RUMSEY,)
husband and wife; KIP CASHMORE, as)
Trustee for THE SANDS TRUST; STUCKI)
HAVEN, LLC, an Idaho limited liability)
company; BEN TOMLINSON AND)
CHRISTY TOMLINSON, husband and wife;)
TERRY L. VANCE and SARA C. VANCE,)
husband and wife,)
)

Defendants-Respondents.

Appeal from the District Court of the Seventh Judicial District, State of Idaho,
Fremont County. Steven W. Boyce District Judge.

Kirton McConkie, Boise, for Appellants.

Racine Olson, PLLP, Pocatello for Respondents.

This appeal arises from a dispute among neighboring property owners in Fremont County concerning roadway access rights along Bootjack Drive and Whitetail Lane in the Henry's Lake area. The Plaintiffs, including the South Henry's Lake Outlet Homeowners Association, Inc. and individual landowners Edward and Barbara Stasiewicz, filed suit to establish easements over Henry's Lake Village, LLC and other neighboring properties (collectively referred to as "HLV"), alleging claims for express, implied, and prescriptive easements. The controversy primarily centers on the Stasiewiczes' 80-acre landlocked parcel. Unlike the other Plaintiffs, who own individual cabin lots, the Stasiewiczes own a larger tract and seek broader easement rights to allegedly accommodate subdivision and development.

HLV moved to dismiss the complaint for lack of subject matter jurisdiction, arguing that the easement claims were moot. Specifically, HLV asserted that they had previously granted the Stasiewicz express easements for Bootjack Drive and Whitetail Lane in 2021 and 2022. These recorded easements contain specific conditions, including restrictions on subdivision.

The district court granted HLV's motion to dismiss, concluding that the Stasiewiczes already hold an express easement and cannot establish broader rights by implication or prescription, determining that no justiciable controversy remained. The court further determined that a 2020 default judgment in a related quiet title action against the Stasiewiczes' predecessors in interest was valid and enforceable against the Stasiewiczes, thereby barring their claims under the doctrine of res judicata.

On appeal, the Stasiewiczes challenge the district court's ruling, contending that the court (1) improperly raised the issue of res judicata on its own, (2) applied it where it was not presented in the pleadings, and (3) relied on a void or overly broad quiet title judgment that extended beyond the relief requested, including issues concerning land not owned by the quiet title plaintiffs. In addition, they argue that their express, implied, and prescriptive easement claims are not moot

because the easements granted by HLV are excessively restrictive and do not adequately reflect the access rights that the Stasiewicz's assert they hold.

In response, HLV maintains that the district court's ruling on res judicata should be upheld because the prior quiet title judgment is not void, courts may address jurisdictional issues sua sponte, and the elements of res judicata have been met. Alternatively, HLV argues that the Stasiewicz's' easement claims are moot in light of the express easements previously granted to them.