

COEUR d'ALENE, THURSDAY, SEPTEMBER 18, 2025, AT 8:50 A.M.

IN THE SUPREME COURT OF THE STATE OF IDAHO

LEON G. KHALSA, a single man,

Plaintiff-Appellant,

v.

DONNA J. RIDNOUR, a widow,

Defendant-Respondent,

and

**LULAH AVIS SCHNEIDER, deceased, and
any and all heirs, devisees and beneficiaries of
the ESTATE OF LULAH AVIS
SCHNEIDER, deceased, and all other persons
or entities claiming an interest in the following
described real property:**

Defendant.

Parcel 1:

**A portion of Lots 11 and 12, Block 2,
Schneiders Beach Lots No. 2, according to the
plat thereof, recorded in Book 1 of Plats, Page
193, records, Bonner County, Idaho, more
particularly described as follows:**

**Commencing at the South corner intersection
of Lots 10 and 11, Block 2, Schneider's Beach
Lots No. 2; thence North 55 degrees 56'00"
East, 50.00 feet; thence North 27 degrees
39'00"West, 115.05 feet; thence South 56
degrees 01'56" West to a point that bears
North 33 degrees 05'56" West, 114.55 feet,
more or less, from the point of beginning;
thence South 33 degrees 05'56" East, 114.55
feet, more or less, to the point of beginning.**

Parcel 2:

**That portion of the Northeast quarter of
Section 12, Township 60 North, Range 5 West,**

Docket No. 52009

Boise Meridian, Bonner County, Idaho)
described as follows:)

)
That portion of the above-described Parcel 1)
lying Southeasterly of the sidelines extended to)
the shoreline of Priest Lake.

Appeal from the District Court of the First Judicial District of the State of Idaho,
Bonner County. Susie D. Jensen, District Judge.

Washington State Department of Enterprise Services, Sandpoint, for Appellant.

Sandpoint Law, P.A., Sandpoint, for Respondents.

This appeal concerns an arbitration award and the district court's order denying a motion to vacate said award. Leon Khalsa and Donna Ridnour are neighbors on Priest Lake in Bonner County, Idaho, with a contentious history. After disagreements arose concerning certain easements and property rights, Khalsa and Ridnour brought their dispute to the district court. Midway through the trial, the district court recommended that the parties attempt to negotiate an agreement. The parties eventually formalized an agreement that addressed the disputed easements and property rights.

Shortly thereafter, the parties sought mediation to clarify the location of several easements and the stipulations surrounding property rights. Mediation proved unsuccessful, so Khalsa and Ridnour submitted their claims to an arbitrator. After an eight-day arbitration regarding a lake access easement, a parking easement, a docking easement, and a patio, the arbitrator largely found in Ridnour's favor. Khalsa filed a Motion to Vacate, Correct, and Stay Arbitration Award in district court, arguing that the arbitrator exceeded his authority. Ridnour argues that the arbitrator did not exceed his authority because he only ruled on issues that the parties submitted to him. Each party seeks attorney fees on appeal.