

Welling Association annual meeting minutes

July 3, 2014

BIA Shop

Members present: Celia Ullis, Carolyn Wertz, John Sparks, Richard & Kathy Polatis, Mary Tall, David Chamberlain, Eric & Corinne Hensley-Gallup, Stephan Misrasi, Mark Van Sickle, Charlie Hornstein, Shane & Cambria Anderson, Mark Anderson, Bruce Tall, Spencer Tall, Paul Smith, Richard Sparrow, Bob Knudsen, Alethea Galke, Brad Barrott, David Kvachkoff, Scott Watson, Lonna Smith, Lisa Smith, Dick & Loa Clute, Joanne Quarnstrom, Ann Albin, Carol Fischer Smith, Jeff & Amy Peterson, Charles Bruen, Gary Gehring, Brent Call, John Hoybjerg.

Also present: Karri Tingey, Con Haycock, Roy Leavitt, Gary Preston

Proxys: 5

Spencer Tall presented the state of the Welling Association. He believes that things are in good shape. The boat ramp has been replaced. It has been reported that the ramp to the dock is too short which allows boats to hit bottom. The supplier said that they would exchange the existing ramp (14 foot) and replace it with a longer ramp (20 foot) and charge us for the price difference. The estimated cost is approximately \$400. The issue was put to a vote and was approved.

Elections were held. Bruce Tall nominated Mike Lee as an additional board member. Seconded by Rich Polatis. Voted and passed. Carolyn Wertz made a motion to keep board as currently constituted with the addition of Mike Lee. Bob Knudsen seconded the motion. Lonna Smith moved that nominations cease. Seconded by Brent Call. Voted and passed.

The financial report was presented by the association secretary. Bruce Tall made a motion to accept the financial report as presented. Seconded by Loa Clute. Voted and approved, one against. Corinne Hensley requested that a budget be supplied with the financial report. This issue will be looked into by the board. The budget will have to be developed sometime after the annual meeting and will be made available.

The members requested that the website be kept more current. The issues they would like included are the budget, financial reports, updates on projects, and notices of meetings.

Spencer Tall reported that the Cul-De-Sac water lines froze this past winter. It has been determined that the main line didn't have any breaks. The freezing was likely due to a leak on a property owner's system. John Hoybjerg presented options to keep the Cul-De-Sac from freezing. He suggested that the best solution would be to install a loop to keep the water flowing at all times. Dick Dyer has agreed to do the engineering for this project.

Completion of the final third of the water/sewer project was discussed. We are unsure if we have enough pipe on hand currently to do both the modifications in the Cul-De-Sac, and finish the

water project. The board will research lead times and costs for more pipe. Dick Dyer will engineer the remaining portion of the system. Spencer will ask Gary Thomas to provide a plan of what was done on the first two thirds of this project. Lonna Smith made a motion that we have Gary Preston be the general contractor for the addition of water loop in the Cul-De-Sac and the final third of the water and sewer upgrade project, getting bids from subcontractors based upon Dick Dyers engineering plans, getting cost estimates for these projects, informing the membership of the projected costs of these projects, and facilitating membership voting (via email) on the projects before work begins. Seconded by John Hoybjerg. Once the plans are finalized, the previously approved additional \$1000 assessment will be sent out to members. Voted and passed. It was suggested that some owners move their curb stops back away from the road as they have a high risk of being hit by the snow plow. Gary Preston will obtain markers to mark all curb stops so that the snow plow driver can see where they are.

The issue of speed bumps was addressed. Lonna Smith made a motion to not place speed bumps. Seconded by Charlie Hornstein. Voted and passed.

Gary Preston will work with Walter to place some road base on various sections of the roads.

It was asked that there be more communication by the board to members of the association. It was asked that the minutes of this meeting be sent to those who were not in attendance. Spencer said the board would do a better job keeping members informed.

It was suggested that a microphone system be arranged for and used at the next meeting.

Motion to adjourn was made by Richard Polatis.