

Welling Addition Annual meeting Minutes  
July 3, 2015  
BIA Shop

Members present: Spencer Tall, Richard & Kathy Polatis, Roger Tall, Sharon Knudsen, Eric & Corinne Hensley, Celia Ulis, Carolyn Wert, Joanne Quarnstrom, Brent Call, Bruce & Leslie Tall, Mary Tall, Lonna Smith, Lisa Smith, Dick & Loa Clute, Mark Anderson, Alethea Galke, Shane Anderson, Amy Peterson, Tom Kesteloot, Brad Barrott, John Wilson, Bob Knudsen, Stephan Misrasi, Dave Kvachkoff, Paul Smith

Also present: Dick Dyer, Karri Tingey, Con Haycock, Roy Leavitt, Scott Waldron.

Spencer Tall called the meeting to order and gave a quick update on the condition of the Welling Association. He indicated that the water and sewer project was moving along and going well.

Minutes of 2014 annual meeting were read and clarified. A motion to accept the minutes was made by Lonna Smith, seconded by Bruce Tall. Voted and passed.

Spencer Tall mentioned that Mike Lee has been serving as a director at large. Celia Ulis nominated Mike Lee to remain a director at large. Motion seconded by Carolyn Wertz, voted and passed. It was then announced that Jim Sparrow's position was now open. Spencer opened the floor for nominations. Bruce Tall nominated Brad Barrott to fill the vacancy. Motion seconded by Bob Knudsen, voted and passed. Celia Ulis made a motion to have the board remain as currently constituted. Seconded by Lisa Smith, voted and passed.

Financial report was given by Roger Tall. Motion to approve the financial report made by Bruce Tall, Seconded by Bob Knudsen. Voted and passed. A question was raised as to when dues and assessments were due.

Dick Dyer presented an update on the water and sewer project. He gave a history of the water system going back approximately 10 years and identified dates when water was contaminated. A plan was drafted by Dyer and was recently put out to bid. Only licensed, bonded contractors were invited to bid. Hill & Sons Excavating won the bid. They have been working on the project for the last three weeks. They have until the third week of August to complete the project. With careful planning water should only be off for an hour or two at a time. When lines are placed a pressure test is done. Chlorinated water is injected and allowed to sit in the system for twenty four hours. Then the system is flushed and a water test is done. The new lines are laid in 4 inches of sand and then covered with another 4 inches of sand. A locator wire is buried with the lines. The water line and sewer line are not in the same trench. When it is expected that water will be shut off, the contractor will go door to door in the affected area and notify property owners that they will be working in their area and let them know that they will be having water shut offs. Mr. Dyer is on the phone every day with the contractor and on the island once or twice a week to check on the progress and performance of contractor. Pressure tests have gone well and have held to 105 pounds for one hour. He indicated that the materials used, on all of this project, are good and once this project is completed it will be a first class system. The construction bid was \$159,000. Materials \$13,000. The cost to add sewer on Windy Pine was

\$24,000 and the engineering is \$26,000. The total cost of this project will be \$222000. To cover these costs the board is recommending a one-time \$1000 special assessment to be paid by August. Lonna Smith made a motion for a \$1000 special assessment. Seconded by Tom Kesteloot, voted and passed. One abstained. As done in previous assessments, the second lot will be \$500.

Gravel is needed on some parts of the road in the association. The BIA will place some on those spots and once construction is completed will assist in getting the roads back in good shape.

Questions were raised by Lonna Smith. She asked if Grebes Tongue was community property. There are issues with the rental property adjacent to this property. The renters are parking and taking it over. She also expressed concerns about the boat launch. She suggested a pole fence be placed along Gary Thomas's property. She also mentioned that the pump house has an odor. Solutions to these issues were discussed. Dave Kvachkoff made a motion to place a fence along the property line at Grebes Tongue. Seconded by Bruce Tall, voted and passed. Spencer Tall will direct Gary Preston to treat the pump house to address the odor. Spencer Tall asked owners to bring potential solutions to the board regarding the boat launch area to help them determine what is best.

Evan Anderson indicated the dock needs one more section to keep boats from bottoming out. This issue will be tabled until costs can be determined.

The announcement regarding the application for a rental property by Mark Solden was discussed. It was mentioned that the CCR's should protect us from a commercial property. It was suggested that we have an attorney write a letter against this proposal or have them lower the number of renters. Corinne Hensley said it would be helpful if every property owner wrote a letter to the commissioners stating their opposition. The boards asked members to attend the meeting on July 14<sup>th</sup>. Lisa Smith made a motion that we contact an attorney and have them write a letter to the county commissioners that lets them know of our opposition of this proposal. Seconded by Bruce Tall, voted and passed. Corinne Hensley said it would be imperative that we measure the water levels so we can see the draw down. We want to be able to show that we don't have the water flow to handle another 25 people. Spencer said he would make this an action item and ask Gary Preston to measure the water level.

It was asked that the water test results be placed on the website.

A representative from the Island Park Sustainable Fire community addressed the group. He asked members to attend the fire drills so they can receive training on what to do in the event of a fire call. He asked owners to manage their camp fires. Make sure the fires are totally out. Strategies to help protect your property were provided such as getting rid of dead trees and cleaning up slash around property. This committee will come to your property, at your request, to give you recommendations to make your property more safe.

A motion to adjourn made by Dick Clute and was seconded by Alethea Galke. Meeting adjourned.