

Welling Annual Meeting Minutes

June 30, 2023

Members present: Spencer Tall, Richard Polatis, Roger Tall, Brad Barrott, Lonna Smith, Lisa Smith, Dick Clute, Loa Clute, Travis Nielsen, Scott Watson, Paul Smith, Scott Clark, Annette Clark, Lyle Winterton, Mark Anderson, Dan Moldenhauer, Sid Ashcraft, Jeff Peterson, Amy Peterson, Tom Ashby, Deanna Ashby, David Welling

Spencer Tall called the meeting to order.

A copy of the minutes was provided to all in attendance. A motion to approve the minutes as written was made by Lonna Smith. Seconded by Jeff Peterson. Voted and approved.

Roger Tall presented the financial report. A motion to approve the financial report made by Lisa Smith. Seconded by Dave Welling. Voted and approved.

Roger Tall reported that the water and sewer system is working well. The charcoal filter on the septic was replaced. He reported that the septic tank was pumped out last fall and that the leach field has not reached capacity. It is recommended that the tank be placed on a routine pumping schedule. He reminded those in attendance that each individual cabin has their own septic tank and that they should have routine pumping done as well. Recommendation is every 3 years unless it is heavily used and then it should be done more frequently. To help maintain the system, it is suggested to apply enzymes quarterly or more frequently. This information will be shared with all property owners. Enzymes can be purchased at any home improvement store. It was noted that when new cabins are built, the architectural committee and the county review the septic system plans.

High speed fiber is being installed on the island. Richard Polatis indicated owners may need to call Blackfoot Communications to get on their schedule. If owners signed up last year, owners should expect a call from them when they are ready to install at your property. There are options for the speed of your connection. The number to call is 208-624-7300.

A discussion on short term rentals was held. It is the board's position that they must have a justification for every dollar we assess. Paul Smith believes the amount assessed last year of \$300 is too low. He indicated that the bylaws state "no commercial businesses". The question was raised if there are some renters that only rent for business and don't use their property for a vacation home. Fremont County wants all renters to be permitted by the end of this month. Lisa Smith asked if there was a way to meter water usage. A motion was made by Paul Smith to raise the rental fee to \$500 for each bedroom the rental has. No second. Paul Smith then made a motion to increase the rental fee to \$1000 per year and earmark that money for infrastructure improvements and repairs. Seconded by Dave Welling. A vote was taken and the motion did not pass. Lonna Smith moved that the rental fee be raised to \$500 per year. Seconded by Brad Barrott. Voted and passed. Spencer Tall indicated he will be drafting a letter to the

county suggesting that only 20% of each association can be issued a rental permit. Roger Tall will assist with this effort.

There is an opening on the Architectural committee. Roger Tall nominated Dave Welling. Seconded by Lisa Smith. Voted and passed.

Loa Clute moved to keep the board as presently constituted. Seconded by Jeff Peterson. Voted and passed. Spencer Tall announced that Mike Lee has resigned and there is an open position on the board. Spencer nominated Lonna Smith to fill that vacancy. Seconded by Paul Smith. Voted and passed.

Brad Barrott thanked everyone who helped with the fence repair last year. He reported that there are several more rails that were broken during the winter and asked for more volunteers to help stain them. If you are willing to help with this project, give Brad Barrott a call. 208-224-1729

The parking spaces at the boat launch need to be painted for the year. Lonna and Lisa Smith volunteered to take care of it.

Due to heavy run off this spring, the boat ramp needs some grading done. Spencer will arrange to have this done.

Motion to adjourn made by Loa Clute. Seconded by Dave Welling. Meeting adjourned.