

Welling Annual Meeting Minutes

July 1, 2022

Bills Island Association Shot

Members present: Spencer Tall, Roger Tall, Richard & Kathy Polatis, Stephen Misrasi, Jeff and Amy Peterson, Dan Moldenhaur, David Fife, Dick & Loa Clute, Lisa Smith, Lonna Smith, Scott Watson, Travis & Melanie Nielsen, Mark Anderson, Deanna Ashby, Dave Welling, Scott & Annette Clark, Lyndie Henrie

Also present: Karri Tingey, Reed Richman, Virgil Boling

Meeting called to order by Spencer Tall.

A copy of the 2021 minutes was provided. Motion to accept minutes made by Lonna Smith. Seconded by Jeff Peterson. Voted and approved.

Financial report reviewed by Roger Tall. Motion to accept report made by Lisa Smith. Seconded by Loa Clute. Voted and approved.

Gary Preston reported that water tests are being done on a regular basis and they are coming back clean. He reported that there is a leak somewhere in the system that he is trying to find.

Roger Tall reported that the issue of raising the reservoir level has been resolved. The state has found a better solution.

Brad Barrott reported that he and his son have repaired the fences around the association. Spencer thanked them and also Amy and Jeff Peterson for doing some staining. He asked for other volunteers to complete the project.

Appreciation was given to Ty Brewer for removing the sand that has accumulated at the boat launch which was causing vehicles to get stuck.

Building regulations were reviewed. If any building is done in the association, the architectural committee should approve prior to the start of any building taking place. There is an opening on the architectural committee due to the passing of Dave Kvachkoff. Spencer asked for any volunteers. No volunteers were received so he will ask Paul Smith to serve.

Spencer reported that the board would like to assess an additional fee of \$250 to compensate for the additional water and sewer usage and pressure. A rental is defined as someone who advertises their property. Lonna Smith moved that a yearly \$300 rental user fee be assessed to those renting their property.

Seconded by Dave Welling. Voted and passed. One against. All rental properties should be registered with the county.

Scott Watson asked about the property adjacent to the boat launch. The picnic table there is owned by the association and can be used by members. The parking is for Welling owners only. David Fife asked about the buoys that have been placed near the launch. The owner was told they were too far into the water. He will bring them in a ways.

A question was raised about improving Grebes Tongue and making it a park or recreational area. This area is an easement to the reservoir so this would not be possible. Some gravel and dust control could be placed to help with the dust.

Lisa Smith moved to keep the board as presently constituted. Seconded by Dave Welling, Voted and approved.

Meeting adjourned.