

Welling Annual Meeting

BIA Shop

July 5, 2019

Meeting called to order by Spencer Tall

Financial report reviewed by Roger Tall

Gary Preston reported on the freezing pipes during this past winter. He explained that they discovered a hydrant had been left on which may have contributed to the issue. He believes that there is a circulation issue and was exacerbated with mild snow in early winter and large quantities of snow and low temperatures in the later part of winter. There is a meter in the well house that will tell us where it is circulating. Gary will check to make sure the valves are in the right position. Paul Smith suggested Dick Dyer be contacted to get his opinion on the freezing issue. He also realized that some property owners had left water on during the winter. Water tests are coming back negative and the system is functioning well other than the freezing issue. Gary also reported that the system was pumping the largest amount of water per minute that he has ever seen during this holiday weekend and all seems to be functioning well.

Roger Tall reported that the street signs, that were broken during the winter, will be repaired by the county.

Spencer Tall reported that on July 24, 2019 the Idaho Water Resource Board will be holding a meeting about raising the reservoir level. The location for this meeting is Springhill Suites in Rexburg at 6:00 pm. Representatives from the BIA and adjacent homeowner associations will attend.

Spencer reported that the boat ramp has been widened and that parking spots have been marked. He proposed removing some trees, adding picnic tables, and bringing in some sand to make a beach/day use area. Measures would be taken to design it to protect children from playing in the launch area. He also suggested the Board purchase one more section of dock to extend it and perhaps place some slips so that boats could park there for the day. He will check on costs but believes that it could be done for \$25,000. It was suggested that a fence be placed on the property line so that adjacent property owners know that the beach area is not part of their property. The board feels like there is adequate reserve in bank balances to cover these costs without any type of assessment. The question was raised as to what the board feels like an adequate reserve is and Spencer Tall stated that a two year reserve would be appropriated. Lonna Smith made a motion to go forward with developing a picnic area by the boat launch. Seconded by Jim Sparrow. Voted and approved. If the bid comes in higher than expected the board will reach out to the membership.

As reported earlier, the pump is pushing more water than ever before and the pump is handling it. The sewer is more of the concern. For this reason, a \$15 per night sewer fee for rental properties was presented. These funds will be earmarked for future water and sewer projects.

Brad Barrott will work with Karri Tingey to find out how we go about collecting these fees through the rental companies.

Some of the wood rails on the fences have been broken. They will be replaced with metal ones which will hold up better. These fences are important because they are protecting the valves which are on corner.

It was proposed that a “Welcome to the Welling” sign be placed at both entrances. Costs will be researched.

Roger Tall noted that the floating markers that owners are placing in the reservoir that say “no wake zone” are not approved.

Elections were opened up. Lisa Smith made a motion to keep board as presently constituted. Lonna Smith moved that motions cease. Voted and passed.

Roy Leavitt from the BIA board reported that the grant money that the Island Park Sustainable Fire Community has used in years past, to remove slash, has run out so property owners will be responsible for removing their own.

Meeting adjourned