

Welling Addition Annual Meeting

July 1, 2011

Sharon Knudsen's cabin

Members present: Roger Tall, Paul Smith, Dave Kvachkoff, Gary Thomas, Brent Call, Charlie Hornstein, Martin Badrov, Dick and Loa Clute, Jennie Pollock (Sparrow property), Bud and Ann Albin, Carol Fisher-Smith and Fred Smith, Steve Westergard, Byron Jensen, Sharon Thomas, Sharon Knudsen

Also present: Karri Tingey, Con Haycock

Proxies: 10

The minutes of the 2010 Annual meeting were read. Dick Clute made the motion to approve the minutes. Dave Kvachkoff seconded the motion. The motion voted and passed.

The delinquent accounts have been worked on during this past year. Several non-paying members have paid their dues but there are 10 properties for which dues have not been collected. Six are for unimproved lots and four have cabins. Roger Tall made a motion that water be shut off to those properties that have not paid their dues or assessments. Dick Clute seconded the motion. The motion voted and passed. A registered letter will need to go out to inform these property owners that they will be shut off and interest will start to accrue on the balance owed. The letter will state that the delinquent owner has 30 days to pay their balance. They will also be informed that a re-connect fee of \$2500 will be charged if the water is shut off and that a lien will be filed on their property. Also to be included in this letter will be the telephone numbers for Gary Thomas and Marty Badrov if they would like to discuss this issue with a board member. Section 61 of the bylaws outlines this procedure.

The topic of rentals was revisited. The county is holding hearings about this issue. The general thoughts were: 1) realtors should have some liability, 2) renters should have to pay a bigger share of the water and sewer, 3) property owners need to take more responsibility to address problems with renters, 4) the board may need to consider legal counsel to help define liabilities, 5) the Association may want to consider its own rental fee. An informal vote of those in attendance was taken and most do not want rentals. Brent Call reported that the BIA is looking into the applications of Class 2 rentals from the county. It was determined that the Welling will watch and see how things turn out with the BIA opposition.

The financial statement was addressed by Roger Tall. It was suggested that cash on hand, a balance sheet, and a listing of delinquent amounts be added to next year's report. Dave Kvachkoff made the motion that the financial report be accepted. Loa Clute seconded the motion. The motion voted and passed.

Marty Badrov made a motion that the bylaws be modified to change the fiscal year from January 1-December 31 to July 1-June 30. Loa Clute seconded the motion. The motion voted and passed. The annual budget will be presented, discussed and voted upon at the annual meeting.

Gary Haddock is resigning from the board. The nominating committee presented the following persons to fill the different positions as follows - Kim Crellin, President; Gary Thomas, Vice President; Roger Tall, Secretary/Treasurer; Sharon Knudsen, Jim Sparrow, Steve Westergard, and Marty Badrov as board members. Dick Clute made a motion to accept the recommendations of the nominating committee. Paul Smith seconded the motion. The motion voted and passed.

Gary Thomas gave a report on the water and sewer projects. He read from the Dyer report. The pumps have been installed and have been working great. The pumps are variable speed which saves wear and tear on the pumps. He reminded everyone that the board has approved the replacement of the sewer lines on Island Drive and Fernwood Drive. This replacement will include a "stub-out" to every lot. The estimated cost for this project is about \$45,000 dollars. He also reported that some drains/catch basins will be installed in the road to help with drainage. There was a discussion about whether or not the Board should require construction companies to provide a bond. Techo construction, Gary Thomas' company, does not have a bond. Sharon Knudsen made a motion to set aside \$2000 per year, in lieu of a bond (the approximate cost for Gary to obtain a bond) just in case there is some type of emergency or need to repair something in the future. The motion was seconded by Roger Tall. The motion voted and passed.

Roger Tall asked members of the association for recommendations to re-beautify the areas where trees have been removed to help facilitate the water/sewer projects. It was determined that each homeowner can beautify the area adjacent to their property with the understanding that it is in an easement area and that the property owner may risk the loss of their investment.

Sharon Knudsen suggested that the association plan on improving the subdivision, in some way, every year. She would like to see at least one project planned and then budgeted for in the annual budget.

It was brought up that the boat dock needs some adjustments. Gary Thomas volunteered to contact Drew Cutler about surring up the dock to decrease the movement of the dock. It was brought up that Drew is parking his boat at the dock. Gary will discuss this issue with him as well.

Dick Clute made the motion to adjourn. Brent Call seconded the motion. The motion voted and passed. The meeting adjourned

Minutes taken by Karri Tingey