

Annual meeting

June 29 2012

BIA building

Members present: Carolyn Wertz, Celia Ulis, Sid Ashcraft, John Sparks, Carol Fischer-Smith, Bob & Brenda Talbot, Paul & Debora Talbot, Vernon & Joan Gallup, Corinne & Eric Hensley, Dennis & Joanne Quarnstrom, Brent Call, Jeff & Amy Peterson, Scott Watson, Richard & Kathy Polatis, Paul Smith, Dave Kvachkoff, Mike & Linda Lee, Mark Van Sickle, Charlie Hornstein, Gerald Taylor, Gary Haddock, Gary Thomas, Jim Sparrow, Bruce & Leslie Tall, Spencer Tall, Lonna Smith, Lisa Smith, Dick & Loa Clute, Bud & Ann Albin, Mary Kay & Roger Tall, Stacey Barrett.

Also present: Steve and Cindy Owens, Winston Dyer, Con Haycock, Karri Tingey

Meeting was called to order by Roger Tall.

It was determined that a quorum is present.

The nominating committee presented the following members to serve on the new board: Spencer Tall, president, Jim Sparrow as secretary, Roger Tall treasurer, Gary Haddock and Richard Polatis as directors. Bob Knudsen made a motion to table the nominations. This motion was seconded by Debbie Talbot. Voted and passed.

Roger Tall presented some changes he would like to make to the bylaws. (see attached). These changes reflect the actual procedures of the association. Roger Tall made a motion to approve the changes as presented. The motion was seconded by Bruce Tall. Voted and passed, one opposed.

Celia Ulis made a motion that, shortly after the annual meeting, any member who has not paid their annual dues and assessments be considered delinquent and that they be notified in writing that they are delinquent and that interest will start to accrue. Lonna Smith seconded the motion. Voted and passed.

Winston Dyer, an engineer from The Dyer Group was introduced. He explained that he made recommendations several years ago regarding the water/sewer system in Welling. He emphasized that he has not been the engineer of record or had any affiliation with the work or repairs that have taken place on the system. As such, he stressed that he cannot be held to account for any work that has previously taken place.

Bruce Tall, the first president of the association, gave a brief history of the water and sewer system. He indicated that the original system has had trouble from the onset.

Winston Dyer presented his report/findings of the repairs that have taken place. (See attached). One of his recommendations is that the governing health authorities be asked to come on the island and inspect the repairs that have been done to date. He will facilitate this inspection if directed by the board. He can make sure that members are notified via email when this inspection takes place and also inform members of the subsequent findings.

Gary Thomas presented his report on the repairs that have taken place in the past several years (See attached).

Roger Tall made a motion to follow the recommendations of the Dyer Group as funds allow. The motion was seconded by Gary Thomas. Voted and passed.

The names for new board member from the nominating committee were presented again. It was determined that nominations from the floor would be taken instead of using the nominating committee's suggestions. Sharon Knudsen nominated Celia Ulis as president. The motion was seconded by Dennis Quarnstrom. Celia declined this nomination. Bob Knudsen nominated Marty Badrov for president. The motion was seconded by Debbie Talbot but Bob withdrew his motion. Paul Smith nominated Spencer Tall as president. Dave Kvachkoff seconded this motion. Bob Knudsen moved that nominations cease. Joanne Quarnstrom nominated Jim Sparrow for secretary. Loa Clute seconded this motion. Brent Call moved that nominations cease. Richard Polatis nominated Roger Tall as treasurer. Gary Thomas seconded this motion. Lonna Smith moved that nominations cease. Lonna Smith nominated Richard Polatis as a director. Seconded by Bruce Tall. Spencer Tall nominated Sharon Knudsen as a director. Seconded by Dave Kvachkoff. Lonna Smith made a motion to close nominations. This motion was seconded by Lisa Smith. Gary Thomas made a motion that Sharon and Richard be elected. This was seconded by Bob Knudsen.

Roger Tall presented the names of Drew Cutler or Gary Preston be considered as property manager for the association. He made a motion that the board look into the duties of this position and select a qualified candidate for this position. Bruce Tall seconded this motion. Vote and passed.

Celia Ulis offered her services to create a website for the association. She will contact the person responsible for the BIA site and see if they can piggyback off of their site.

Lonna Smith made a motion that all checks be required to have two signatures. The motion was seconded by Sharon Knudsen. Voted and passed.

Sharon Knudsen mentioned that there are some pipes that have been placed on some properties that should be capped.

Members were reminded that their individual septic tanks need to be pumped regularly.

Charlie Hornstein made a motion to adjourn. Seconded by Scott Watson.