Welling Association Annual Meeting Minutes

July 5, 2024

BIA Shop

Members present: Dan Moldenhauer, Anthony & Lynne Roccisano, Jeff & Amy Peterson, Richard Polatis, Tyler Smith, Spencer Tall, Mark Rudd, Brad Barrott, Roger Tall, Lonna & Lisa Smith, Mark Anderson, Melanie & Travis Nielsen, Paul Smith

Meeting called to order by Spencer Tall.

The minutes of the 2023 annual meeting were provided to members for review.  Lisa Smith made a motion to approve minutes. Seconded by Ty Smith. Voted and approved.

Roger Tall reviewed the financial report.  He noted that insurance expenses decreased due to changing providers.  He reported that the maintenance expense was for a new pump that had to be replaced. Lisa Smith made a motion to approve the financial report. Seconded by Ty Smith. Voted and approved.

A question was raised about the life expectancy of the pumps. The association has two pumps. It was the primary pump that failed. Gary Preston said that pumps usually last 10 years. Both pumps were installed at the same time, however, the secondary pump does not run as frequently as the primary pump, so it is expected for it to run longer. The pumps are checked regularly.

Gary reported during a routine water test, there was an issue with the container. They went ahead and ran the test, and the results came back as questionable. The results from this test required the agency to add our system to the warning list. Gary then collected from four different areas in the association and those tests all came back clean, so our system has been removed from the warning list.

Spencer noted that we won’t need to raise dues or water and sewer fees at this point however, the hookup fees for new builds will come to an end at some point when all properties have been connected to the water and sewer system and we will lose that income. At that point, fees will need to be looked at to see if our current rates cover our expenses.

BIA board member Dave Boling reported on the BIA website.  It has been redesigned.  He asked if the Welling Association would like to have their own site or be included on the BIA site.  It was determined that Welling wants to have a page on the BIA site.   The cost would be minimal to create the Welling page.

The question was raised if all rental properties were paying the rental fee. Lisa Smith made a motion that if dues are not paid, the property owner loses voting rights and if rental fees are not paid, they will lose voting rights and will be reported to Fremont County. Seconded by Paul Smith. Voted and passed.

The Architectural Review Committee has an opening.  Spencer nominated Tyler Smith to serve on that committee.  Lisa Smith moved that the nomination of Ty be accepted. Seconded by Spencer. Lonna noted that the ARC committee is helpful and not intended to be prohibitive.  The policies will be listed on the website. A fillable form will be created and placed on the new website.

Spencer complimented Jarom Hubbard, the BIA security contractor for the informative texts he has been sending out. He asked Jarom to continue keeping everyone updated.

Spencer reminded everyone in attendance that the boat launch is for launching boats and not to be used as a picnic area. Please encourage your guests and renters to not to impede boats launching.

Spencer noted that the fences were repaired by Brad Barrott and other members who volunteered to help stain them. He thanked everyone who helped with this project.

It was reported that any connections to the water and sewer system goes through our engineer Dick Dyer and then Dick works with Gary Preston. Gary is in attendance when the contractor hooks up to our system.

As all board members are willing to continue their serve on the board, Jeff Peterson made a motion to keep board as presently constituted. Seconded by Ty Smith. Voted and passed.

Motion to adjourn made by Lisa Smith. Seconded by Spencer Tall. Meeting adjourned.