

Bills Island Association Annual meeting minutes
July 6, 2024
BIA shop

Roger Tall called the meeting to order. He reviewed the rules of conduct for the meeting.

Reed Richman introduced Jarom Hubbard (Hubb) as the new security contractor. Many thanks were given to him. He reminded those in attendance that members should respect Jarom's time and not contact him on his days off or after hours. Hubb's hours are 8:00 am to 5:30 pm. He will certainly address emergencies after hours, but members should recognize that he is not available 24 hours a day.

The financial report was provided to those in attendance. John Evelyn made a motion to accept the financial report. Richard Layton seconded. Voted and approved.

It was noted that the minutes have been available for review on the website. A motion to approve the minutes was made by Jerry Handy. Seconded by James Nadauld. Voted and approved.

Hubb gave a report on his responsibilities. He indicated that he is enforcing the rule that if you hit the gate, he will collect the \$200 fee. He isn't trying to be punitive, just protecting the gate and following the rules.

Reed reported that he has been working on the property line issue with the forest service. He has been looking for a map that shows the original plat. This map will be helpful in resolving the boundary. Elaine Winegar noted that her family may have a copy of that map. Once this issue is resolved, the association will look at improving the entry gate area.

Reed reported that there has been a request to have mail delivered to the island. He asked how many people would be interested in a mailbox. 13 people raised their hands. It was announced that the association would purchase a unit that has several boxes. Members can then purchase a box and have their mail delivered to that box. Members will only be able to buy one box.

Dave Boling reported that he has been working with Manwaring Solutions to update the association website. It is nearly ready to be published. He noted that it would have a live feed of the gate, a weather station and a directory of the members. This website will be password protected. He has also been working on getting BIA emails for the board. There will also be a way for

members to pay their dues on the site. A member asked if there would be a way to have cross-member discussions. Dave reported that he would investigate that option.

Dave reported that he has been working to get a BIA logo created. This logo would be used in all correspondence and perhaps be incorporated into the entry gate design.

Reed read a report that Jolene created regarding the Winterfest activities from last January. She thanked everyone who participated.

Valarie Price announced that Fremont County has a program for helping with weed control. For \$35.00 an acre, they will come out to your home and spray your weeds for you. Or if you would like, they have a backpack system for \$5.00. They will also deliver this to you. You need to tell them what kind of weeds you are having problems with. The numbers are Fremont County 208-624-7442 or Bryce Fowler 208-709-2181 (he is the director)

A member asked if the board has investigated using a keypad at the gate instead of using cards. Reed indicated that the keypad codes can be easily shared and would diminish our ability to control access to the island.

An owner asked about the green BIA signs that are scattered around the island on the trees. He was informed that they are outdated and not indicative of members on the island. They can and should be taken down.

Scott Morgan asked about the amount members pay in dues. They have been \$500 per year since 2008. He made a motion to add to the 2025 annual meeting agenda a discussion of raising the dues \$100 to \$200 per year. During the discussion Scott amended his motion to have the board investigate what the needs are and then suggest an amount that would be needed and then add that discussion and vote to the 2025 annual meeting agenda. Mark Sheffield seconded the motion. Voted and passed. One against. The board was asked to consider why we need to raise the dues. Is it because some people aren't paying their dues, and that shortage is affecting our finances. It was discussed that the association may need more revenue to help cover security to alleviate the demand on the one security contractor we currently have. Steve Grange asked what the cost would be to add more security. Spencer Tall suggested doing a 5-year forecast to help establish a budget. The board will consider all these ideas.

A question was raised about the fireworks that were being lit last night. Hubb suggested that neighbors go and ask them to stop. People can also call the sheriff's office but there may be a delay in response.

Reed noted that we need better attendance at the fire drills. If there is a fire, call 911 and then go to the fire house and on the wall, there is a red switch that will turn on the siren to alert everyone.

Reed indicated that Dusty Greydanus and Les Norton's terms are up for election. Laurie Elliott moved that the board stay as presently constituted. Seconded by Steve Grange. Voted and approved.

Renters are still a cause for concern to many in attendance. Les Norton reported our association is doing better than many areas of the county but there are still properties renting without permits. He reported that the county fines are extreme for those renting that are not permitted. The county will be sending noncompliant letters in another 30 days. At last report, there are 55 cabins advertising as a rental property and only 27 of those are permitted. The state is trying to pass a bill that would limit the percentage of rental units in a subdivision but that is still in legislation.

Members were reminded to pick up trash and keep the island clean.

Someone asked if the board has ever considered paving the roads on the island. It was reported that last time they got an estimate, it was very cost prohibitive.

Motion to adjourn made by Gary Elliott. Seconded by Steve Grange. Meeting adjourned.