

Bills Island Association
Annual Meeting Minutes
July 2, 2022

Meeting called to order by Reed Richman. He thanked Walter for his service to the island. He announced that the Island Park Sustainable Fire Community was in attendance and asked the property owners sign up to have their property assessed.

Minutes from the 2021 annual meeting were reviewed. Motion to approve minutes made by John Beutler, seconded by Rosie Boling. Voted and approved.

The financial report was presented. Motion to accept the report made by Dan Bridenstine, seconded by Lamar Van Orden. Voted and approved.

Board members Virgil Boling and Dave Boling were up for re-election. John Beutler moved that the board stay as presently constituted. Seconded by Lamar Van Orden. Voted and approved.

Karri Tingey announced that the association website is being rebuilt. She also presented the new emergency text system. Owners should add Bills Island Association into their contacts with the number 208-203-1829. There are still some bugs that are getting worked out in the system but should be a great way to announce emergencies. Many indicated they had not received any of the texts. Walter sent out a "test" text so that owners could see if they received it. Owners should email association secretary Karri Tingey at karri.tingey@gmail.com to update numbers.

Texts will be sent out to remind owners of the fire drills. If a fire were to happen, and you are on the island, please go to the firehouse and get the truck or find the truck and assist with fighting the fire until the fire department shows up.

Dusty Greydanus reported that gate improvements are still being worked on. As soon as the forest service approves the placement, construction will begin. Photos of possible designs were shown.

Andrew Hiller reported that he has some old Bills Island signs that he would donate to the association.

Dan Price reported that the bylaws have been updated. He compiled all rules and articles that have been passed in previous years meetings and placed them into one document. Some additions were added to reflect gate policies. Rental policies will be added as soon as they have been determined. Bylaws will be posted on the website.

Les Norton presented the issue of rentals. The goal of the board is to help the renting of properties to be a positive experience for everyone. First and foremost, all rental properties must be permitted. Research has found that most rental properties are not permitted (15 out of 60 plus). This requirement will be added to the bylaws. He shared

that there is a company called Granicus that can give an analytical digital footprint of rental sites. He found that many advertise above the permitted amount. He shared the Fremont County rental laws. Having a property manager within one hour is a county law that will be added to our bylaws too. Walter is not to be used as a property manager. A fee will be assessed but the amount is being tabled for 3 months at which time data will be collected to see the impact of rentals on the island. It was noted that homeowner's insurance does not cover unpermitted rentals. The impact to the water and sewer is a great concern. Results of the research will be shared with those who request it.

A shed has been placed at the entrance to hold lock boxes. Lock boxes will need to be registered with Walter. Only permitted rentals will receive a lock box. A motion was made by Evan Anderson for the board to determine the fee amount for the boxes. Seconded by Brittney Lewis. Voted and passed. Package deliveries will also be placed in the shed.

Jolene Jenkins reviewed the activities for the day.

Meeting adjourned,