

Welling Annual meeting

July 3, 2020

BIA Shop and broadcast via Zoom

Members present: Spencer Tall, Tom Ashby, Richard Polatis, Lonna & Lisa Smith, Stephan Misrasi, Dick and Loa Clute, Brad Barrott, Scott & Jamie Bonham, Roger & Mary Kay Tall, Paul Smith, Jeff Petersen, Travis & Melanie Nielsen, Dan & Debbie Moldenhauer, Dave & Lindy Welling

Members on Zoom: Mark Anderson, Mike Lee

Also present: Gary Preston, Karri & Derek Tingey, Con Haycock, Roy Leavitt, Reed Richman

Reading of the 2019 annual meeting minutes – Motion to approve by Lonna Smith 2nd by Tom Ashby. Approved.

Financial report presented by Roger Tall. Need to check limits of liability insurance and report to the members.

Gary Preston gave a review of the past year's water sampling. He reported on a few small leaks that were fixed. Need to make sure that he receives notification of the new hook-ups so that he can be present when connected.

Spencer Tall introduced the proposed plan to raise the water level on the reservoir. Roger Tall gave the background and major points of the proposal. He mentioned that the study done by Idaho Department of Water Resources did not include comments or impact to the Island property owners. The initial proposal was to raise the level of the reservoir by 8 feet. He discussed historical easements and who may or may not have them. He discussed what issues could cause the proposal to die or to proceed to the next step of the approval process. Discussed different legal positions and strategies and suggested different actions the Welling Members could do now. (see attachment) A question of charging a fee to fund a legal campaign was suggested. Spencer noted that a general fee is not warranted at this time.

Mike Lee reported on the improvements made to the picnic area at the Welling Boat Launch. A discussion was held regarding the safety of children playing on the beach near the boat launch and also the sand which is causing problems.

Concerns were raised about Grebes Tongue Bay. It has become a parking area for renters at Curtis Call's cabin. Discussed not plowing that area in the winter as it is of no use to the association, it only benefits a single property owner. Lonna Smith made the motion to research if Grebes Tongue area is a public access road and proposed that all improvements are done on the south side of the boat launch and not put any more sand there. This would include the dock extension, fence along the property line and picnic tables on the grass (on south side), plus the removal of a few small trees. Paul Smith seconded. Approved.

The signage at the boat dock needs to be changed. Spencer will look in to this.

It was reported that the odor was bad at the lift station. Richard Polatis will get an odor reducer.

Paul Smith asked about alternative power for the pump in case of a power outage. Gary Preston will look into this and get cost estimates.

Roger Tall made motion to adjourn. Seconded by Lonna Smith. Seconded at 8:08 passed.

n

DRAFT