

BILLS ISLAND ASSOCIATION, INC.

SAFETY AND NUISANCE RESPONSE ACTION PLAN

**Prepared by: Dave Boling, Vice President
Bills Island Association**

**Prepared for: Members and the Security Contractor
Bills Island Association**

Bills Island, Island Park, Fremont County, Idaho

July 2026

The Security Contractor provides patrol, observation, communication, documentation, limited safety response, and notification. This plan does not grant law enforcement authority to the Association, its Board, employees, contractors, or caretaker.

1. Purpose and Governing Authority

The purpose of this Action Plan is to establish a safe, consistent, and reasonable process for responding to fireworks, unauthorized outdoor fires, excessive noise, disorderly conduct, intoxication related disturbances, threatening behavior, suspicious activity, trespassing, vandalism, property damage, gate damage, security alarms, and other conduct that may endanger or substantially disturb the Bills Island community.

This Action Plan is intended to work with the Bylaws of Bills Island Association, Inc., the Association Rules and Regulations, and the current BIA Security Services Contract. If a provision of this Action Plan conflicts with applicable law, the Articles, the Bylaws, or the current written contract, the controlling law or governing document shall apply.

The Bylaws authorize the Board of Directors to adopt Association Rules and Regulations, require Members, guests, renters, and other persons using Association facilities and property to comply with those rules, and require cooperation with the Security Contractor. Formal Association enforcement remains the responsibility of the Association and the Board of Directors.

The goals of this Action Plan are to:

1. Protect lives, homes, property, Association facilities, and the natural environment.
2. Encourage peaceful and voluntary compliance whenever it is safe to do so.
3. Avoid unnecessary confrontation and reduce the risk of escalation.
4. Define the responsibilities and limits of Members, the Security Contractor, and the Board of Directors.
5. Notify law enforcement and emergency services when professional intervention is appropriate.
6. Preserve accurate documentation for law enforcement, insurance, and any later Association action.
7. Maintain peace within the community while protecting the safety of everyone involved.

2. Defined Titles

The following titles shall be used throughout this Action Plan:

1. "Association" means Bills Island Association, Inc.
2. "Board" or "Board of Directors" means the seven member governing board of the Association.
3. "President" means the duly elected President of the Association.
4. "President's designee" means the officer, director, or other person designated by the President to supervise or communicate with the Security Contractor when the President is unavailable.
5. "Secretary" means the appointed Secretary of the Association responsible for receiving rental property manager contact information and maintaining Association records as assigned by the Board.
6. "Security Contractor" means the contractor retained by the Association under the current BIA Security Services Contract. The current contractor is Jarom Hubbard, commonly known as Hub.
7. "Member" means a Member of the Association as defined by the Bylaws. Where appropriate, this Action Plan also refers to a Member as a property owner.
8. "Local property manager" means the person designated by a Member who rents a lot and is required by the Bylaws to maintain a local contact responsible for renter compliance.

Although the Security Contractor may sometimes be described informally as the caretaker, "Security Contractor" is the formal operational title used in the current Bylaws and Security Services Contract.

3. General Safety Principles

A. Personal Safety Comes First

No Member, director, officer, employee, contractor, or other person is required or expected to approach an offending party when doing so may be unsafe.

A person should not be approached when:

1. A weapon is present, displayed, mentioned, or reasonably suspected.
2. Fighting, threats, domestic violence, or significant property destruction is occurring.
3. A person appears highly intoxicated, aggressive, or emotionally unstable.
4. A large or hostile group is involved.
5. An active fire, smoke, sparks, or embers are threatening vegetation, structures, vehicles, propane tanks, or other property.
6. An impaired person is driving or preparing to drive.
7. The reporting person does not feel safe making contact.

Under any of these circumstances, the person should move to a safe location and call 911 immediately. The Security Contractor and President should be notified when it is safe and practical to do so.

B. Good Neighbor Contact Is Optional

A nearby Member may make a polite good neighbor request when the situation appears safe. No Member is required to confront an owner, renter, guest, visitor, or unknown person before contacting the Security Contractor or law enforcement.

No Member should be criticized for deciding that personal contact would be unsafe or inappropriate.

C. One Calm Request

Ordinarily, only one clear and respectful request should be made. If the request is rejected, ignored, or met with hostility, the person making contact should disengage. No one should argue about the law, threaten consequences, debate Association authority, or continue confronting the offending party.

D. No Physical Enforcement

The Security Contractor, directors, officers, and other Association representatives shall not:

1. Detain, restrain, search, or pursue anyone.
2. Enter a residence, rental unit, yard, or other private area without permission or lawful authority.
3. Seize fireworks, alcohol, weapons, vehicle keys, sound equipment, or other property.
4. Physically remove anyone from private property.
5. Block a vehicle, driveway, or road to prevent someone from leaving.
6. Threaten arrest, injury, force, retaliation, fines, or legal action during an encounter.
7. Display or use a weapon to obtain compliance.
8. Represent themselves as law enforcement officers or imply that they possess arrest, detention, search, or police powers.
9. Demand or collect dues, assessments, fines, or other enforcement payments during an incident response.

The Security Contractor's role is limited to patrol, observation, communication, de escalation, documentation, notification, limited fire response within training and equipment, and cooperation with law enforcement and emergency responders.

4. Roles and Responsibilities

A. Members and Property Owners

Members and property owners should:

1. Report immediate emergencies directly to 911.
2. Provide accurate firsthand information about what they personally observed.
3. Make a good neighbor request only when they reasonably believe it is safe.
4. Contact the BIA cell phone when the Security Contractor's assistance is needed.
5. Avoid arguing with, provoking, or pursuing the offending party.
6. Remain available to speak with law enforcement when they personally witnessed the incident.
7. Ensure that family members, guests, renters, and visitors understand and follow Association Rules and Regulations.
8. Ensure that transient renters receive and can readily locate the BIA Rules of Conduct as required by the Bylaws.
9. Cooperate with the Security Contractor in abiding by Association Rules and Regulations.
10. Maintain current owner and local property manager contact information with the Secretary.

B. Security Contractor

The Security Contractor provides a visible Association presence and performs the patrol, observation, safety, property protection, communication, and reporting duties assigned by the current Security Services Contract. The Security Contractor is not a law enforcement officer.

The Security Contractor may:

1. Receive and document complaints and requests for assistance.
2. Observe activity from Association roads, Association property, or another lawful and safe location.
3. Conduct routine patrols and report unusual or suspicious activity.
4. Advise Members, renters, guests, and visitors when he observes violations of Association Rules and Regulations.
5. Make one professional request for voluntary compliance when circumstances appear safe.
6. Contact the responsible Member or local property manager.
7. Contact the President or President's designee.
8. Contact the Fremont County Sheriff's Office or call 911 when conduct is threatening, belligerent, dangerous, potentially criminal, or likely to result in injury or property damage.
9. Respond to reported security alarms in the limited manner described in this Action Plan.
10. Assist law enforcement and emergency responders with directions, gate access, factual information, and preserved evidence.
11. Operate BIA fire protection equipment within the limits of training, equipment, and personal safety.
12. Collect and preserve lawfully obtained photographs, video, BIA security camera footage, incident notes, witness information, and other relevant documentation.

When circumstances reasonably warrant and another responsible adult is readily available, the Security Contractor should consider having a director or other witness accompany him. The absence of another person shall not delay emergency notification or prevent a brief, safe request for voluntary compliance.

C. President and President's Designee

The Security Contractor is generally supervised by and responsible to the President or the President's designee, consistent with the current Security Services Contract.

The President or President's designee should:

1. Receive prompt notice of serious, repeated, or potentially dangerous incidents.
2. Provide reasonable operational direction that is consistent with this Action Plan, the Bylaws, and the Security Services Contract.
3. Coordinate Board review when an incident may require formal Association action.
4. Avoid directing the Security Contractor to physically enforce a rule or place himself in unreasonable danger.

5. Ensure that emergency notification is never delayed while Board direction is being sought.

D. Board of Directors

The Board should:

1. Adopt, publish, and maintain clear Association Rules and Regulations regarding fireworks, outdoor fires, quiet hours, rentals, traffic, pets, boat ramps, gates, and conduct.
2. Review incident reports involving repeated, serious, or legally uncertain conduct.
3. Apply Association enforcement consistently and only as authorized by the Articles, Bylaws, adopted rules, and applicable law.
4. Contact Members regarding the conduct of their renters or guests when appropriate.
5. Refer serious or repeated matters to BIA legal counsel, the Association's insurer, or the appropriate public agency.
6. Provide the Security Contractor with reasonable training, equipment, written procedures, and emergency contact information.
7. Review this Action Plan when the Bylaws, Rules and Regulations, or Security Services Contract are amended.

E. Secretary

The Secretary should:

1. Maintain the Association's current owner contact list and the local property manager information required by the Bylaws.
2. Maintain incident reports and related records as directed by the Board.
3. Preserve confidentiality and provide records only to authorized recipients.
4. Assist with written notices and record retention when the Board directs follow up action.

5. Routine Patrol and Monitoring

The Security Contractor shall conduct routine patrols at staggered times. Unless changed by the current written contract, patrols shall occur no less than twice per day during winter and four times per day during summer. During high fire danger, holidays, or other periods of increased island population, at least one patrol shall occur at night.

During patrols, the Security Contractor should remain alert for:

1. Fireworks, unauthorized outdoor fires, smoke, sparks, and other fire hazards.
2. Excessive speed, unsafe driving, blocked roads, and vehicles creating a danger.
3. Excessive noise and after hours disturbances.
4. Suspicious persons, vehicles, or activity.
5. Trespassing, theft, vandalism, property damage, or gate damage.
6. Unleashed animals and other observed violations of Association Rules and Regulations.
7. Boat ramp parking violations, swimming, picnicking, loitering, or other prohibited use.
8. Downed trees, branches contacting power lines, and other conditions requiring emergency notification.
9. Conditions affecting the readiness or accessibility of Association fire protection equipment.

Routine patrols do not authorize entry onto privately owned property. Observations of private property should ordinarily be made from Association roads, Association common property, or another lawful location. The Security Contractor should not conduct physical checks of cabins or private property unless specifically authorized by the owner and permitted by the current contract.

6. BIA Cell Phone Availability

The Security Contractor shall respond to emergency telephone calls twenty four hours per day, subject to the exceptions stated in the current Security Services Contract. Routine questions, gate questions, nonurgent complaints, and other nonemergency matters should ordinarily be directed to the BIA cell phone between 8:00 a.m. and 6:00 p.m.

Calling the BIA cell phone does not replace calling 911. Fire, violence, weapons, serious threats, medical emergencies, and suspected impaired driving should be reported directly to 911.

7. Response Procedure

Step 1: Determine Whether There Is an Emergency

Call 911 immediately when any of the following is occurring:

1. Fire, smoke, sparks, or embers are reaching vegetation, structures, vehicles, propane tanks, or other combustible material.
2. A person is threatening another person or a weapon is present, displayed, mentioned, or reasonably suspected.
3. Fighting, assault, domestic violence, or significant property destruction is occurring.
4. A person is unconscious, seriously injured, or experiencing a possible medical emergency.
5. An intoxicated or impaired person is driving or preparing to drive.
6. Someone is unlawfully entering an occupied home.
7. There is an immediate threat to life or substantial property damage.

No good neighbor contact, Security Contractor response, or prior Board approval is required before calling 911. After emergency services have been notified, the Security Contractor and President should be informed when it is safe to do so.

Step 2: Observe and Identify the Problem

For a nonemergency disturbance, the reporting person should attempt to determine the following without trespassing or placing themselves in danger:

1. The exact address, lot number, or nearest identifiable location.
2. The type of activity occurring.
3. The approximate time the activity began and whether it is continuing.
4. Whether fire, smoke, sparks, threats, fighting, weapons, intoxication, or vehicles are involved.
5. The approximate number of people present.
6. Whether the people appear to be owners, renters, guests, contractors, or unknown persons.
7. Whether other people directly witnessed the activity.

Reports should describe what was personally seen or heard rather than offering conclusions about the people involved.

Step 3: Optional Good Neighbor Notification

When the situation appears safe, a nearby Member may calmly inform the offending party of the problem and request that the activity stop. The Member should identify themselves as a neighbor, explain the specific concern, refer to the applicable Association rule, request voluntary compliance, and leave if the response is hostile or argumentative.

Whenever practical, two adults should be present during a nighttime contact. The Member should not enter the property without permission or continue the discussion after the request has been refused.

Step 4: Notify the Security Contractor

If the activity continues, a good neighbor request is not well received, or direct contact would be unsafe or inappropriate, the Member should call the BIA cell phone and provide:

1. Their name and telephone number.
2. The exact location of the incident.
3. What they personally saw or heard.
4. When the activity began and whether it is continuing.
5. Whether a good neighbor request was made and how the person responded.
6. Whether fire, threats, weapons, fighting, intoxication, or vehicles are involved.
7. Whether the property appears to be occupied by renters or guests.

The Security Contractor should record the information before responding when circumstances permit.

Step 5: Security Contractor Response

When the circumstances appear safe, the Security Contractor may contact the offending party and request voluntary compliance. The Security Contractor should:

1. Notify the President or President's designee that he is responding when reasonably practical. This notice shall not delay emergency action.
2. Consider requesting a director or other responsible adult to accompany him when circumstances warrant and someone is readily available.
3. Park in a lawful location that allows a clear and immediate exit.
4. Maintain a safe distance and remain in a lawful location.
5. Identify himself accurately as the Bills Island Association Security Contractor.
6. Explain the specific safety concern or observed rule violation in a calm and professional manner.
7. Make one clear request for voluntary compliance.
8. Avoid arguments about Association authority or interpretation of the law.
9. End the contact immediately if the person becomes hostile, threatening, or aggressive.
10. Document the result of the contact.

The Security Contractor is not expected to remain at the property, repeatedly demand compliance, or physically enforce the request.

Step 6: Contact the Responsible Member or Local Property Manager

When renters or guests are involved, the Security Contractor, President, President's designee, or another person authorized by the Board should attempt to contact the responsible Member and, when applicable, the local property manager whose information is maintained by the Secretary.

The responsible contact should be informed of the nature of the complaint, whether the activity is continuing, whether voluntary compliance was requested, whether law enforcement has been contacted, and the Member's responsibility to address the conduct of renters and guests.

Contacting the Member or local property manager shall not delay calling 911 or the Sheriff's Office when immediate assistance is needed.

Step 7: Contact the Fremont County Sheriff's Office

The Fremont County Sheriff's Office should be contacted when:

1. The activity continues after one safe request for voluntary compliance.
2. The offending party refuses to cooperate.
3. The response becomes hostile, threatening, belligerent, or confrontational.
4. No safe personal contact can be made.
5. Fireworks, excessive noise, property damage, trespassing, suspicious activity, or other potentially unlawful conduct continues.
6. The Security Contractor or a Member reasonably believes law enforcement assistance is needed.
7. The same property or individuals repeatedly create serious disturbances.

The direct witness should ordinarily make the report because dispatch may need firsthand information. The Security Contractor has independent authority to contact the Sheriff's Office or call 911 when he personally observes threatening, belligerent, dangerous, or potentially criminal conduct. Prior approval from the President or Board is not required.

Fremont County Sheriff, nonemergency	208-624-4482
Emergency or immediate threat	911

The reporting person should provide the exact location, what was personally observed, how long the conduct has continued, whether a request was made, the response to that request, any fire or safety hazards, the presence of weapons or vehicles, and whether someone can assist a responding deputy with gate access. The reporting person should request and record the incident or call number when one is available.

Step 8: Disengage and Assist Responders

Once law enforcement has been contacted:

1. No additional confrontation should occur.
2. The Security Contractor and Members should remain at a safe distance.
3. Witnesses should remain available by telephone.
4. A responsible person should assist with gate access when requested.
5. Relevant evidence should be preserved.
6. No one should attempt to detain the offending party or prevent anyone from leaving.
7. No unexploded or partially discharged fireworks should be handled.

8. Use of the BIA Security Vehicle

The markings on the BIA Security Vehicle provide visible identification of the Association's Security Contractor. The vehicle supports patrol, observation, communication, emergency response, and assistance to Members. The markings do not grant law enforcement powers.

The Security Vehicle shall not be used to:

1. Block another vehicle, driveway, or roadway.
2. Pursue a person leaving an incident.
3. Engage in emergency style driving that is not permitted by law.
4. Represent the vehicle as a law enforcement vehicle.
5. Intimidate, detain, threaten, or imply arrest authority.

9. Fire Response and BIA Fire Protection Equipment

Any person observing an active fire shall call 911 immediately. Notification of emergency services shall not be delayed while contacting the Security Contractor, the President, or another Association representative.

After 911 has been called, the Security Contractor may operate the BIA fire truck or other BIA fire protection equipment when he is trained to do so, the equipment is appropriate for the incident, and the response can be performed without unreasonable danger to himself or others.

The Security Contractor shall not:

1. Enter a burning structure.
2. Approach downed or energized electrical lines.
3. Operate beyond his training or the safe capability of the equipment provided.
4. Place himself in a situation requiring professional firefighting protective clothing, breathing equipment, or specialized training that the Association has not provided.
5. Delay professional fire department response while attempting to control a fire.

The purpose of a limited BIA fire response is to protect life, slow the spread of a small outdoor fire when reasonably possible, protect access for responders, and assist until the appropriate fire department arrives. It is not intended to replace professional fire department response.

The Security Contractor shall maintain the BIA fire truck and related equipment in the ready condition required by the current Security Services Contract, participate in scheduled fire drills, and assist with training member volunteers as directed by the Board.

10. Documentation and Security Camera Evidence

The Security Contractor should complete a BIA Incident Report within twenty four hours whenever he responds to a reported safety concern, nuisance, suspicious activity, alarm, property damage, or serious rule violation.

The Incident Report should include:

1. The date and time the complaint was received.
2. The name and contact information of the reporting person.
3. The property address or lot number.
4. The name of the Member and local property manager, when known.
5. An objective description of the activity.
6. The names of witnesses.
7. The time and result of any good neighbor contact.
8. The time the Security Contractor arrived and left.
9. What the Security Contractor personally saw or heard.
10. The substance of the Security Contractor's contact with the offending party.
11. Whether the activity stopped, continued, or resumed.
12. The time the responsible Member or local property manager was contacted.
13. The time law enforcement or emergency services were called.
14. The Sheriff's incident or call number, when provided.
15. Any observed fire, smoke, embers, damage, threats, weapons, intoxication, vehicles, or identifying information.
16. The existence and location of photographs, video, BIA security camera footage, or witness information.
17. Recommended follow up.

Documentation should be factual and professional. Personal opinions, insults, assumptions, and unsupported conclusions should not be included.

Photographs and video may be collected only from a lawful and safe location. No person should trespass, look through windows, provoke a confrontation, or place themselves in danger to obtain evidence.

When an incident may have been recorded by BIA security cameras, the Security Contractor should promptly preserve the relevant footage before it is overwritten. The preserved footage should be identified by date, time, camera location, and incident. Original files should be retained without editing and should not be posted on social media or distributed throughout the community.

11. Fireworks and Unauthorized Outdoor Fires

Fireworks are prohibited on Bills Island under Association Rules and Regulations because of the serious risk of wildfire, injury, and extensive property damage. State law, County ordinances, and seasonal fire restrictions may impose additional prohibitions or penalties.

When fireworks or an unauthorized outdoor fire are observed:

1. Call 911 immediately if vegetation, a structure, vehicle, propane tank, or other property has caught fire.
2. Call 911 if sparks or embers are creating an immediate threat that cannot be safely controlled.
3. Do not approach when large aerial fireworks, explosive devices, intoxication, hostility, or weapons are involved.
4. Make one optional good neighbor request when the situation appears safe.
5. Notify the Security Contractor if the activity continues or direct contact is not appropriate.
6. Contact the responsible Member or local property manager.
7. Contact the Sheriff's Office when the activity continues, the request is refused, or the situation presents a continuing danger.
8. Document the location, type of activity, surrounding vegetation, visible sparks or embers, wind conditions, and direction of travel.
9. Do not touch unexploded fireworks.
10. Continue observing the surrounding area from a safe and lawful location for visible smoke or fire.

The Security Contractor should include fireworks, smoke, unauthorized fires, and related hazards in routine patrol observations, particularly during high fire danger, holidays, and periods of increased island population.

12. Excessive Noise and After Hours Disturbances

When excessive noise or after hours activity is reported:

1. The reporting person should record the approximate start time, duration, and nature of the disturbance.
2. The reporting person should note where the noise can be heard and whether it is disturbing neighboring homes.
3. A polite good neighbor request may be made when it appears safe.
4. The Security Contractor should be notified if the disturbance continues or direct contact is not appropriate.
5. The Security Contractor may make one request for compliance with the quiet hours and conduct standards established in the Association Rules and Regulations.
6. The responsible Member or local property manager should be contacted when renters or guests are involved.
7. The direct witness or Security Contractor should contact the Sheriff's Office if the disturbance continues or becomes hostile.
8. No one should enter the property, disconnect power, seize sound equipment, or physically attempt to end the gathering.

Whether conduct violates a criminal statute or County ordinance is a determination for law enforcement and prosecutors, not the Security Contractor or an individual director.

13. Intoxication, Disorderly Conduct, Threats, Fighting, and Weapons

The Association response should focus on the person's conduct and the danger being created, rather than merely on whether alcohol has been consumed.

Call 911 immediately when:

1. Fighting, assault, threats, or domestic violence are occurring.
2. A weapon is present, displayed, mentioned, or reasonably suspected.
3. A person is unconscious or appears to require medical assistance.
4. An intoxicated or impaired person is driving or preparing to drive.
5. Significant property destruction is occurring.
6. A person is unlawfully entering another home or occupied property.
7. The conduct creates an immediate danger to the person or others.

The Security Contractor and Members shall not attempt to separate people who are fighting, disarm anyone, investigate a domestic dispute, take alcohol or vehicle keys, or enter a residence. Their role is to call 911, provide the exact location and factual observations, move bystanders away when it can be done safely, assist responders with access, and preserve evidence.

14. Suspicious Activity, Security Alarms, Trespassing, Vandalism, and Gate Damage

When the Security Contractor observes or receives a report of suspicious activity, unauthorized access, a tripped security alarm, trespassing, theft, vandalism, gate damage, or other property damage, he should:

1. Observe from a lawful and safe location.
2. Record the location, time, persons, vehicles, and conduct observed.
3. Contact the affected Member when appropriate.
4. Contact the Sheriff's Office when criminal activity may be occurring or the situation is unsafe.
5. Preserve relevant BIA gate and security camera information.
6. Assist law enforcement with directions, access, and factual information.
7. Refer gate repair, damage charges, and later collection issues to the separate procedures authorized by the Board and current contract.

The Security Contractor shall not enter a private residence or cabin in response to an alarm unless the owner has expressly authorized entry and the entry is safe and lawful. He shall not pursue, detain, search, or physically confront a suspected offender.

15. Repeated Rental Property Violations

The Bylaws require Members who rent their properties on a transient basis to include the BIA Rules of Conduct in rental agreements, post the rules conspicuously in the rental unit, and ensure that renters understand the limits of the lot being rented. A Member who rents a lot and lives more than one hour from Bills Island must maintain a local property manager and provide that contact information to the Secretary.

When repeated incidents involve a rental property:

1. A separate Incident Report should be completed for each occurrence.
2. The responsible Member and local property manager should receive factual notice of each serious incident.
3. The Member should be requested to provide a written corrective action response when directed by the Board.
4. The Secretary should confirm that current owner and local property manager contact information is on file.
5. The Security Contractor should document the time spent responding to renter related incidents.
6. Possible County rental permit violations may be referred to the appropriate County department by the Board or its authorized representative.

7. Formal Association enforcement should be applied consistently and only as authorized by the governing documents and applicable law.
8. Serious or repeated matters may be referred to BIA legal counsel.

16. Follow Up and Association Enforcement

After an incident:

1. The Security Contractor shall submit the completed Incident Report to the President or President's designee and provide the record to the Secretary or other designated record custodian.
2. The President and another designated director should review serious or repeated incidents.
3. The responsible Member should receive a factual written notice when appropriate.
4. The Member should be given an opportunity to respond when formal Association action is being considered.
5. Repeated incidents should be tracked by property.
6. Any Association enforcement shall follow the Articles, Bylaws, adopted Rules and Regulations, and applicable notice requirements.
7. The Security Contractor shall document violations and provide information, but shall not independently impose fines, assessments, access restrictions, or legal remedies unless expressly authorized in writing by the Board and permitted by the governing documents.
8. Serious or recurring violations may be referred to BIA legal counsel.
9. Property damage or potential Association liability should be reported promptly to the Association's insurer when appropriate.
10. Suspected criminal conduct shall remain a law enforcement matter.

17. Confidentiality

Incident reports, photographs, video, security camera footage, witness information, contact information, and law enforcement information shall be treated as confidential Association records.

Information should be shared only with:

1. Authorized directors and officers.
2. Law enforcement or emergency responders.
3. BIA legal counsel.
4. The Association's insurer.
5. The affected Member when appropriate.
6. Another person with a legitimate and authorized need for the information.

Incident information shall not be used for gossip, retaliation, embarrassment, or social media discussion.

18. Policy Statement

The Bills Island Association seeks to resolve safety concerns and community disturbances peacefully whenever possible. Voluntary compliance shall never be pursued at the expense of personal safety.

The Security Contractor, directors, and Members are expected to act calmly, professionally, and respectfully. They are not expected or authorized to fight, threaten, restrain, or physically enforce laws or Association Rules and Regulations.

The proper Association response is:

1. Recognize immediate danger.
2. Call emergency services when necessary.
3. Observe and document the facts.
4. Make one safe and respectful request for voluntary compliance when appropriate.
5. Notify the Security Contractor and the responsible Member or local property manager.
6. Contact law enforcement when the activity continues, becomes unsafe, or requires official enforcement.
7. Disengage and allow trained law enforcement officers and emergency responders to handle the matter.
8. Refer later Association enforcement to the President and Board of Directors.

Appendix A. Governing and Legal References

This Action Plan was prepared with reference to the following Association documents and public authorities. Their application to a specific incident depends on the facts and remains subject to interpretation by law enforcement, prosecutors, courts, and BIA legal counsel.

1. BIA Security Services Contract, performance period July 1, 2025 through June 30, 2026, signed July 18, 2025.
2. By Laws of Bills Island Association, Inc., recorded April 25, 2022, as amended in 2026, including Article VI concerning transient rentals, Article VIII concerning Association Rules and Regulations and cooperation with the Security Contractor, and Article XI concerning enforcement and nuisances.
3. Idaho Code Section 39 2606, use of nonaerial common fireworks.
4. Idaho Code Section 38 107, uncontrolled forest or range fires and suppression costs.
5. Idaho Code Section 18 6409, disturbing the peace.
6. Idaho Code Section 18 5901, public nuisance.
7. Fremont County Ordinance 2017 02, Open Burning Ordinance.
<https://www.fremontcountyid.gov/DocumentCenter/View/342/2017-02-Open-Burning-Ordinance-PDF>
8. Fremont County Sheriff's Office directory and contact information.
<https://www.fremontcountyid.gov/Directory.aspx?DID=34>
9. Idaho Department of Lands Fire Restrictions Finder.
<https://www.idl.idaho.gov/fire-management/fire-restrictions-finder/>

Emergency contact information, seasonal fire restrictions, burn bans, and County procedures should be verified periodically. The Board should also confirm that the Security Services Contract in effect at the time of adoption is consistent with this Action Plan.

Board Approval

Approved by the Bills Island Association Board of Directors on: _____

President:

Secretary:

Date:

Date: