

## Welling Association Annual Meeting Minutes

July 2, 2021

BIA shop

Members present: Spencer Tall, Rich Polatis, Roger Tall, Brad Barrott, Dave & Lindy Welling, Mark & Cambria Anderson, Lonna & Lisa Smith, Dick & Loa Clute, Sid Ashcraft, Jeff & Amy Peterson, Travis & Melanie Nielsen, Lisa Baker, Paul Smith, David Fife

Also present: Reed Richman and Karri Tingey

Meeting called to order by Spencer Tall

Minutes of the 2020 annual meeting were read. Lonna Smith moved to accept the minutes as written. Seconded by Lisa Smith. Approved

Spencer reported that the bylaws say that elections should at the beginning of the annual meeting. He entertained a motion to move elections to the end of the meeting. So moved by Lonna Smith. Seconded by Lisa Smith. Approved

Spencer reported that there were no public works projects this past year. The water and sewer system has worked flawlessly. The water reports have come back perfect.

The Financial report was presented by Roger Tall and Spencer Tall. It was reported that our financial position is solid. Jeff Peterson moved that the financial report be accepted. Seconded by Dave Welling. Approved

A discussion was held about check signing. Currently, the procedure requires two signatures. Spencer reported that it takes a long time to get all signatures and arrive in a timely manner to the vendor. He moved that we change to a one signature procedure. The secretary would run all extraordinary expenditures (not operating expenses) through the board via email. This would create an email trail to track checks. Lonna Smith so moved and Mark Anderson seconded. Voted and approved. One opposed.

The boat ramp improvements requested at the 2020 annual meeting were completed but Spencer reported that the sand has moved and filled the boat ramp. Vehicles are having a difficult time loading and unloading. The improvements have not turned out to be a good idea. Spencer suggested not making any other improvements until a better solution can be found. The sand will need to be removed when the water level goes down. The fencing around the association needs some attention. Amy Peterson made a motion for the association to purchase the materials to stain the fences and have a

community project to complete. Seconded by Dave Welling. Voted and approved. Brad Barrott will head the committee.

The dock needs to be placed out earlier in the year. Gary Preston will make sure that it gets placed earlier. If there are issues at the dock, Spencer said that he will field the texts, phone calls, or emails and will address the issues.

Spencer reported that he spoke with Jon Call, the property owner adjacent to Grebes Tongue, and asked him to add additional parking spots on his property. Renters are using Grebes Tongue as an over flow parking. The association owns this piece of property no one should be using it for parking or a camping spot. No improvements will be made at this location as it has a potential to be perceived as an extension of the adjacent lots.

Renters are still a problem. Lonna Smith made a motion that the board sets up a user fee for the rentals. The board will need to establish an appropriate amount.

Paul Smith suggested that the association establish a reserve fund. Spencer explained that the association currently has the equivalent of a three-year reserve and that he believes an 18 month of reserve would be sufficient.

Paul Smith suggested the need for a backup power source. The board asked him to research costs and specs and present them to the board.

Lisa Smith moved that the association retain the same board. Seconded by Jeff Peterson. Voted and approved.

Lisa Smith moved that the meeting be adjourned. Seconded by Travis Nielsen. Approved and meeting adjourned.