**Bills Island Association Annual Meeting Minutes**

**July 5, 2025**

**BIA Shop**

**Quick recap**

The meeting began with introductions and guidelines, followed by updates on community improvements and financial matters. Board members discussed various issues including property rentals, infrastructure upgrades, and the need for dues increase to fund future projects. The conversation ended with nominations for a new board member, discussions on rental property impacts, and explanations of the budget process and proposed fee increases.

**Next steps**

* Board to implement a new gate and security system at the entrance.
* Board to upgrade roads with additional road base material.
* Board to finalize and distribute updated bylaws to members for voting.
* Board to continue efforts to resolve property line issues with the Forest Service.
* Renters to provide clear directions and addresses to their guests to prevent confusion.
* Board to review and potentially adjust Hubb's compensation.
* Members to review current bylaws on the website for rules of conduct on the island.
* Board to implement the new budget based on the financial analysis and forecasting.

Reed opened the meeting by welcoming attendees. He then outlined the meeting guidelines, emphasizing the importance of identifying oneself, maintaining respectful dialogue, and following proper procedures for making comments and motions. He requested that all comments be made at the microphone and be brief and relevant to the agenda items. The meeting is being recorded. It was announced that a quorum was achieved so all business processes may move forward.

Karri read the minutes from the 2025 annual meeting. Motion to accept the minutes made by Rachel Swore, seconded by Wayne Moses. Voted and passed unanimously.

Reed reported on several updates and planned improvements for the island community. They have installed mailboxes for residents, are looking into a new gate system with improved security features and have made upgrades to the cabin including a new furnace and carpet. Reed also discusses the need to upgrade the roads, which currently lack proper road base. They mention that dues have not been raised since 2008 despite rising costs and are considering an increase to fund these improvements.

The financial report was reviewed. The $14,000 increase in legal fees was for updating articles of incorporation and bylaws. Karri explains that out of 245 lots, only 6 members are not paying dues. The board is working with an attorney to clarify membership requirements and update bylaws to align with current Idaho state laws. They emphasize the importance of having a quorum to conduct business and thank members for their involvement in voting on the articles of incorporation. Motion to accept the financial report was made by Steve Grange and seconded by Wayne Moses. Voted and passed unanimously.

Reed announced that the board plans to improve the gate using metal instead of wood and add a decorative sign. Reed reported ongoing challenges in resolving property boundary issues with the Forest Service.

Virgil announced his retirement from the board, apologizing for his recent lack of attendance. The floor is then opened for nominations to fill the vacant board position, with Ryan Pattie and Kerri Wilcox being nominated. Candidates introduce themselves. Ryan, an environmental chemist from Pocatello, emphasizes the need to prepare the property for future generations. Kerri, a property owner and farmer from Rexburg, shares her experience with cabin rentals. The board members clarify that none of them currently rent out properties, except for Dusty who plans to do so in the future. Members are to write the candidate they are voting for on their ballot. Dave Boling’s term is up for reelection. Virgil Boling made a motion to retain Dave on the Board. Seconded by Rosie Boling. Voted and passed unanimously.

A discussion was held focusing on the impact of rental properties in the community. Reed emphasized that property owners who rent are responsible for their tenants' behavior and should ensure they understand local rules. Several community members shared concerns about increased traffic, trespassing, and disturbances caused by renters. The association charges a $500 rental impact fee per property annually to address these issues, and there is a call for better communication with renters about proper conduct and directions to their rentals.

Dan informs the group that the current bylaws, available on the website, already contain rules of conduct for both visitors and owners on the island, addressing many of the concerns raised during the meeting. The board was asked to review the rental impact fee and see what impact renters have on the island.

Reed clarified that the recommended dues increase is $200. Dan explained the process of developing a new budget and determining the necessary increase in fees. The board analyzed financial statements from the past 12 years, focusing on trends from the last 5 years, and went through each line item to forecast future expenses. The increase aims to cover the current shortfall in revenue, which has been occurring for the past 3-4 years, and includes allowances for three years of escalation to avoid frequent fee increases. The budget also considers fluctuations in snow removal income and the services provided by Hub. A member raised concerns about the compensation for key staff members, emphasizing the importance of retaining valuable personnel. Several in attendance felt that $200 was not enough of an increase and asked the board to investigate if this amount should be raised. The discussion ended with the members being given ballots and asked whether they were for or against the $200 increase.

Meeting adjourned.

 NOTE: Voting results : Members attending plus proxies: 121 (required117)

Dues increase: 270 for, 11 against. (required 267)

 Board Member: Ryan Pattie-136, Kerri Wilcox 55