Welling Association Annual Meeting

July 5 2013

Members present: Carol Fisher, Brent Call, Bob and Sharon Knudsen, Bud Bruen, Bruce Tall, Paul Smith, Jeff and Amy Peterson, Charlie Hornstein & Mark Van Sickle, Mike and Linda Lee, Joann Quarnstrom, Scott Watson, Ed Kleyn, Richard Polatis, Lonna Smith, Lisa Smith, Loa and Dick Clute, Marty Badrov, Kim & Stephanie Crellin, Spencer Tall, Roger Tall, Karri Tingey. Proxy’s: 9

Meeting was called to order by Spencer Tall.

Elections of officers. Lonna Smith made a motion that if the current board members are willing to serve for another term that the current officers be reelected. Seconded by Bob Knudsen. Voted and passed.

Financial report discussed. Delinquent accounts discussed. Informed the group that liens are being filed on those delinquent accounts.

The dock needs repairs. Gary Preston will do some minimal repairs to through this season but it will need to be replaced after that. The board will get bids for replacing the cement and purchasing a new dock. They will look at all options. (Vondell Chapman: 208-716-1950 or 681-9902 is someone who has connections to the island)

A culvert will be placed on Island Drive to help with drainage.

The possibility of placing a couple of speed bumps on Island Drive was discussed. Gary will work with Walter to find the right place. This will be a work in progress. Lonna Smith made a motion that the Welling HOA authorize the board to find the best solution. Seconded by Ed Kleyn. Motion passed.

Spencer reported that he is going to work with the rental agencies regarding all the rentals in the association. He would like to put some wording in the rental contract that would allow for a user fee to be collected and paid to the association. The question was raised about the liability that property owners have when they rent their properties.

Gary Preston presented his responsibilities. They included working on the sewer/water system, doing water testing, check the well and lift station, checking water pressures, dock maintenance, supervise contractors during water hook ups, and supervision of the state inspections to help bring the Association into compliance.

Report on the status of the water and sewer system. There is still 5808 feet of water line and 2027 feet of sewer line for a total 7835 feet. Spencer was given a bid of $20 per foot for labor. The Association has some pipe left over from previous projects. The Association will obtain the remaining amount from Knudsen Pipe. They will provide the pipe at their cost. The pipe will be purchased now. There is not enough money in the account to complete the project so the question was raised as to how the Association should proceed. The options are: charge another $1000 assessment, do as much work as we have money to do now, or do nothing and wait. Lonna Smith made a motion to authorize another one time $1000 special assessment on the first lot and $500 on the lots thereafter with the condition that the project be put in contract form and that a quarterly report be provided to members. Seconded by Bruce Tall. Voted and passed. The assessment will be billed in January and become delinquent June 30.

Motion to adjourn by Lonna Smith.