

Bills Island Association Annual Meeting Minutes

July 1, 2023

Meeting called to order by Reed Richman

Reading / Review 2022 Meeting Minutes by Karri Tingey

A motion to approve the 2022 annual meeting minutes was made by John Evelyn. Seconded by Audrey Hill. Voted and passed.

The financial report was reviewed, and explanations provided by Karri Tingey and Reed Richman.

Motion to approve the report made by Mr. Evelyn, Seconded by Rosy Boling. Voted and passed.

Reed Richman introduced the new caretaker, Jesse James.

Jolene Jenkins and Dan Price's terms are up for re-election. John Beutler moved to keep board as presently constituted. Seconded by Dan Moldenhauer. Voted and passed.

Reed Richman reviews, the Welling meeting notes in regards to rentals by stating they are looking into limiting rental properties at the county level to 20-25%. He addressed a couple of questions brought up and introduced Les Norton.

Les Norton continued to explain and address a question about the previous statement of the 20-25% rental limit from Mr. Evelyn. He then reported that more several non-permitted renters have received permits from the county but indicated that there are still many properties that are renting without a permit. Fremont County will be sending out notices of noncompliance on July 31, 2023. All owners who rent without a permit will be fined. Les will be providing the county with his data of Bills Island rental properties on July 10, 2023. The county will then be responsible for enforcing permits.

The question was asked, "How would they be caught?" Les explained Fremont County doesn't have the manpower to go after non-permitted rentals. However, it is public record and anyone can notify Fremont County.

The question was asked, "Based on your data what percent is being rented on the island?" Les explained that last year we were at 11 permitted home of the 67 homes rented on the island and now we are at 19 permitted of the 67 homes renting on the island.

The question was raised as to what a permit does. It was noted that during the permit process the county will dictate occupancy, check the septic system capacity, water, stipulate parking limits, and fire safety regulations. It is the law to be permitted and it is not a Bills Island law.

The question was raised, what is the current percentage of rentals homes on the island? Kari stated that there are 300 lots and approximately 285 that are developed. Les explained that would be approximately 24%.

The question was raised, would that 20% rule be based on property owners or on the property? Les explained that IF this law went into effect your permit would remain active until you sold your property. The permit would be by owners.

The question was raised, How do we know who is renting and how do we know these figures and data? Les explained, It is really easy, credit cards, Venmos, ads, we know your renting. We are following this data and turning it over to Freemont County. He explained the fine from the county for non-compliance 150% of your nightly fee for every night you rented the cabin. There are cabins that will be in the tens of thousands if they (Freemont County) wanted to push it.

The question was asked, will the county limit the rest of the island similar to Welling if they are just limiting Welling because of their wells and septic system. Les explained that this is the motivation for the county to make this type of law is the stress on water wells and septic systems. Reed explains the building permit system and how it has to be the new enhanced system (dual tank, circulated, etc.) and the drain fields for the amount of bathrooms in the home handling that many people. District 7 Health and DEQ has their eyes peeled watching this in regards to the algae bloom in the reservoir. This is a real problem within the entire county.

Mr. Evelyn brings up the point that septic systems clog and overflow and that people need to be aware of this. He had his pumped out last year. Reed stated that this is a DEQ and Health department enforcement. Les explained, rentals need to be permitted by the county so they can enforce and check septic systems.

Question was asked, what is the downside to being permitted? Les continues with the fines for not being permitted. It is the law.

A statement was made from a member in the back we appreciate your work with this and information. He continued that homes on Red Rock road are on a boil order due to human feces found in the water from septic issues. He thanked Les for his effort and all he has done with this.

Question, how do you differentiate between rentals and over usage from church groups, large families groups, etc. on septic systems? Les stated that rentals are over renting their property and the previous is a once a year or once awhile time. The main concern is just getting everyone permitted.

Question brought up by a 50+ year resident that over that time with rentals the common courtesies of not using someone's dock or trespassers are on the rise. Do you have any suggestions about how to protect your property? Joleen Jenkins addressed this by suggesting keeping an eye on your neighbor's property. Explain to the rental people that they do not belong there. Call the sheriff and sick together. She explained how she looks out for her neighbor.

A question was made that last year if the rental property was not legal without a permit, you do not rent on the island. How fair is it when we are the majority (home owners that do not rent) and they are not? Why can't we do more than we are doing? They are ruining our reputation and are ruining our rights. Les answered him by stating that we brought up a rental fee last year. Les received several contacts from people and attorneys threatening to sue if we implemented rental fees. Our lawyers stated we would be fine but we would still be in a legal battle. We have been trying to figure out what the fair amount would be. We looked into a company to do the analytics. The problem is that we were trying to get everyone permitted to get accurate data. Our goal is to get everyone permitted and legal. Now we have to have the county enforce this. We do not want to spend the money and time if they are not legal and permitted.

Frustrated comment continued with the fact that the non-permitted rental properties do not care. They do what they want now anyway. Les stated he likes a fee in black and white so that is we went to court this is our numbers and this is why. We are trying to keep this a community that we all love.

Tom Ashby made a motion to post the non-permitted renters. John Evelyn seconded the motion. The question was raised asking what that does other than shame someone. Les continues, this is my opinion let Freemont county do their job. You can look up to see if your neighbor is permitted. I do not feel comfortable posting everyone's name that is not permitted. There was a mention to post the names of the non-compliant renters and a second to post the names. The discussion continued, after much discussion he withdrew his motion.

Steve Grange made a motion that dues stay at the current level and that the association assess a rental impact fee to all rental properties of \$2000. Motion Seconded by Brent Cox. A through roll call vote was performed by Karri Tingey. Motion narrowly passed. The vote announced by Reed Richman was 57 for and 55 against.

Members in attendance:

- Anderson, Evan & Maureen (Lot 12)
- Anderson, Mark (B-4 L-4)
- Ashby, Tom & Deanna
- Ashcroft, Sid & Jana
- Benedict, Russel & Maxine
- Beutler, John & Valerie
- Boling, Virgil & Rosemarie
- Bridenstine, Danny & Pamela
- Clark, Scott & Annette
- Clarke, Layne & Diana
- Cox, Brent & Vickie
- Diamond, Verl & Joan
- Evelyn, John & Vicki
- Graham, Richard
- Grange, Steve & Benda
- Greydanus, Dusty & Xiaomei

- Hall, Alan & Jeanne
- Hill & Donald & Audrey
- Isom, Marc & Jeanne
- Jenkins, Gordon & Joleen
- Jensen, Chad & Yvonne
- King, Brandt
- Lee, Royce
- Lowder, Phil & Susan
- McGarry, Zoanne
- Moldenhausner, Dan & Debbie-Daniel
- Moses, Wayne & Janet
- Nielsen, Travis & Melanie
- Norton, Les & Cheryl
- Nulph Family LLC
- Palmer, Max & Kate
- Parke, Brandon & Kathleen
- Pattie, Ryan
- Peterson, Jeff
- Price, Paul/Dan
- Savage, Ben & Liz
- Siggard, Don & Glenna
- Tall, Roger & Mary Kay
- Taylor, Gerald
- Taylor, Marty & Jackie
- Turpin, Kevin
- Valdez, Shannon & Tracy
- Watt, Ronnie & Vickie
- Weinman, Stefan & Janice
- Welling, David & Linda
- Wilcox, Terry
- Winegar Wendell & Elaine
- Winterton, Lyle

Jolene Jenkins announced the activity schedule for the day.

Reed Richman stated, it was announced that negotiations are being held with the Forest Service, specifically Bill Davis in regards to the "Small Tracks Act" to realign the property boundary adjacent to the gate. As soon as this is determined, improvements to the gate will commence.

Dusty Greydanus announced that driveways must be marked for snow removal. If drives are not marked, they will not be plowed by the association. If a property owner does not get on the routine plowing schedule before the snow is 1 to 1-1/2 foot you will not be able to use the and gives less than 24 hours' notice, the fee to plow will be double the regular amount. If a property owner is not on the schedule and the snow depth is over 18 inches, the association will not plow. It is too hard on the equipment.

Dave Boling gave an update on the website. He did not have an eta on the new website launch. He stated that the board is currently looking at a sample site and that a company has been contacted to host our emails. This company will allow us to use our domain and create or delete emails at will. This would be a more cost effective option instead of Google for example.

Dave Boling also suggested placing cameras on your property to notify you when you have unauthorized visitors or people using your property. Since DSL is currently on the island you can get security cameras and go after them when you are not there.

The Sustainable Fire community announced there is limited grant money for slash removal. Trees less than 6" in diameter and less than 6ft long will be taken only. No construction material! They provided a signup sheet.

Reed Richman asked everyone do we have any new business to address. No one answered. Reed then asked for a motion to adjourn.

Motion to adjourn made by several people at the same time, Mr. Evelyn was heard as one of them. There were several people at the same time seconding that motion, Mrs. Rosemarie Boling was heard as one of them.