

**Accounting**

**From:** "James McGrath SR" <jdmcgrathsr@yahoo.com>  
**Date:** Thursday, April 25, 2019 5:16 PM  
**To:** <accounting@wildeaglelodge.com>  
**Cc:** "James McGrath SR" <jdmcgrathsr@yahoo.com>  
**Subject:** Minutes of WELCA Annual Meeting on Saturday Nov 03,2018 in the Blue Heron Restaurant @ WEL

**Minutes of WELCA Annual Meeting on Saturday Nov 03,2018 in the Blue Heron Restaurant @ WEL****1. President Mike Pelant called meeting to order @ 1300**

Mike Pelant then introduced fellow board member Chris Grebe, who is also WEL LLC Manager. WEL LLC is the management company that runs our property for WELCA. Chris in turn introduced other partners of WEL LLC team.

**2. Calling the roll of Unit Owners** was started by Mike Pelant with a introduction including which unit(s) he owned and all attending WELCA members followed in the same manner.

**3. Secretary James McGrath SR certified the proxies** that he received from fellow owners. He also went thru the membership list and stated which owners had returned the required membership form and what was the current status of the 78 ballots which was sent out to owners in October.

**4. Mike Pelant then stated that all outstanding ballots must be return to the Secretary by 1345** and then he asked for 2 volunteers (not on the board or on the ballot) to count all returned ballots with the Secretary present. Ballots will be counted in the Lodge conference room and then they will return to the meeting to give results of the 2018-2019 WELCA Board of Directors five (5) positions.

**5. Proof of this meeting** was given by the Secretary and a quorum is present.

**6. Motion to approved** last year Annual Meeting was made by James McGrath SR and seconded by David Reiner and motion passed unanimously.

**7. Mike Pelant stated that both Chris Harmann and Tammy Schmidt will stay for the entire meeting** in case someone has questions for them. Then Neil Roberts gave a presentation on his relationship with WEL. He now working in a marketing channel to support WEL LLC model on the platform such as weddings. He then asked if there were any questions about his role in 2019. A owner then asked how the platform worked and Neil explained about the how he uses it in relation to promoting weddings in conjunction WEL LLC marketing team of Tammy, Robin and Amelia. Chris Grebe then explained how Neil is the first push on responses off FB and then it flows to Robin, Amelia and Tammy, who are part of the marketing team within WEL LLC.

**8. Tammy Schmitz informed the owners that for the fifth year in row WEL has received the certificate of excellent** from TripAdvisor and now are in their Hall of Fame... She also shared the fact that she now uses pics from owners on the platform and asked owners to continue to send her pics showing owners enjoying our property. Tammy's last item was to remind all of us on the policy to "Email" Amelia on making reservations/cancellations. Then Chris Harmann informed the membership present on the items: that all the piers will be re-stained this coming spring and the outside lighting to be upgraded to LED lighting. No one asked Chris a question.

**9. Report of Officers :** Treasurer Dave Zuege stated a loss of about \$23,900 in the first 9 months of 2018, which is larger then previous period in the 2017. Loss will decrease in the last 3 months of 2018. Cash flow is around \$21,000. Dave also stated that the 3 qtr financials will be send with next revenue statements to owners and the WELCA has never had a reserve account. Mike Pelant stated that owners can keep the money into their pockets and only will require it (\$\$\$) from owners if needed... Chris Grebe then talked about WEL LLC via a Q & A session: Condition of WEL LLC units. All new H2O heate are in and all old style TVs are gone. 15 units will be refreshed (flooring & painting) during slow time on property. Chris then talked about entertainment in the Blue Heron Restaurant, time frame of 1st band was wrong (during early dinner hour) and that was corrected to later in the evening. Trying to have a band at least once a month. Blue Heron Restaurant LLC pays for the bands (some \$ comes from the resort fee) which no owner pays. WEL LLC explained how the resort fee is use, such as fishing gear, Camp Run A Muck, etc. WEL LLC is taking a active approach on rental use damage to units and they are collecting reimbursement \$\$\$for major damage but not for \$20 or so (Mike Pelant stated small \$\$ is cost of doing business, unfortunately). Then subject of missing kitchen items came up and James McGrath SR suggested that for example during the summer months groups of a families move silverware/plates/bowls/etc from unit to unit, therefor during cleaning of the units, some units are short and other have excess items- He then suggested that during a slow period next mid week take the inventory sheets and balance the items out to the lost units. Chris Grebe stated that he wants to get better over time. Chris also stated that WELCA is a member of the "Lake Association" and in 2019 WEL LLC will also become a member. Because a good discussion was occurring, the Secretary extended the ballot submission time until owners running for "Board of Director" could tell a bio. Butt joints on our buildings siding was discussed and Mike Pelant stated(in detail) that that is normal. Other siding issues were discussed with Mike. The buildings will be looked at by Mike & Chris Harmann. Chris Grebe discussed the ATV trails in the area and all of us should get involved in gaining access across US 4 ATV are becoming increasingly popular!!! This could become a great revenue source for our units. Dock space was discussed by Tammy. When a owner/register guest arrives for a stay a dock. space is assigned for the stayed period only. She also informed the owners about WEL LLC pro active "bed bug" awareness program (house keeping employees receiving training)and NO problem exist on our property. No chance in the 50/50 split in 2019. Also, the cost of the credit card/travel agent fee will remain against the owner's revenue share in 2019.

10. The six owners running for the BoD gave a bio why she/he wishes to be on the 2018-2019 BOD. The owners are Jackie Rozga, Mike Pelant, David Reiner, Chris Grebe, Dave Zuege and James McGrath SR.

11. Secretary James McGrath SR asked for and received all outstanding ballots and left with the 2 volunteers to count the 78 ballots given out per WELCA Bylaws.

13. President Mike Pelant continued the meeting (at the beginning of this annual meeting, Secretary McGrath informed the membership that he would like to tape the meeting to obtain good minutes and no one objected).

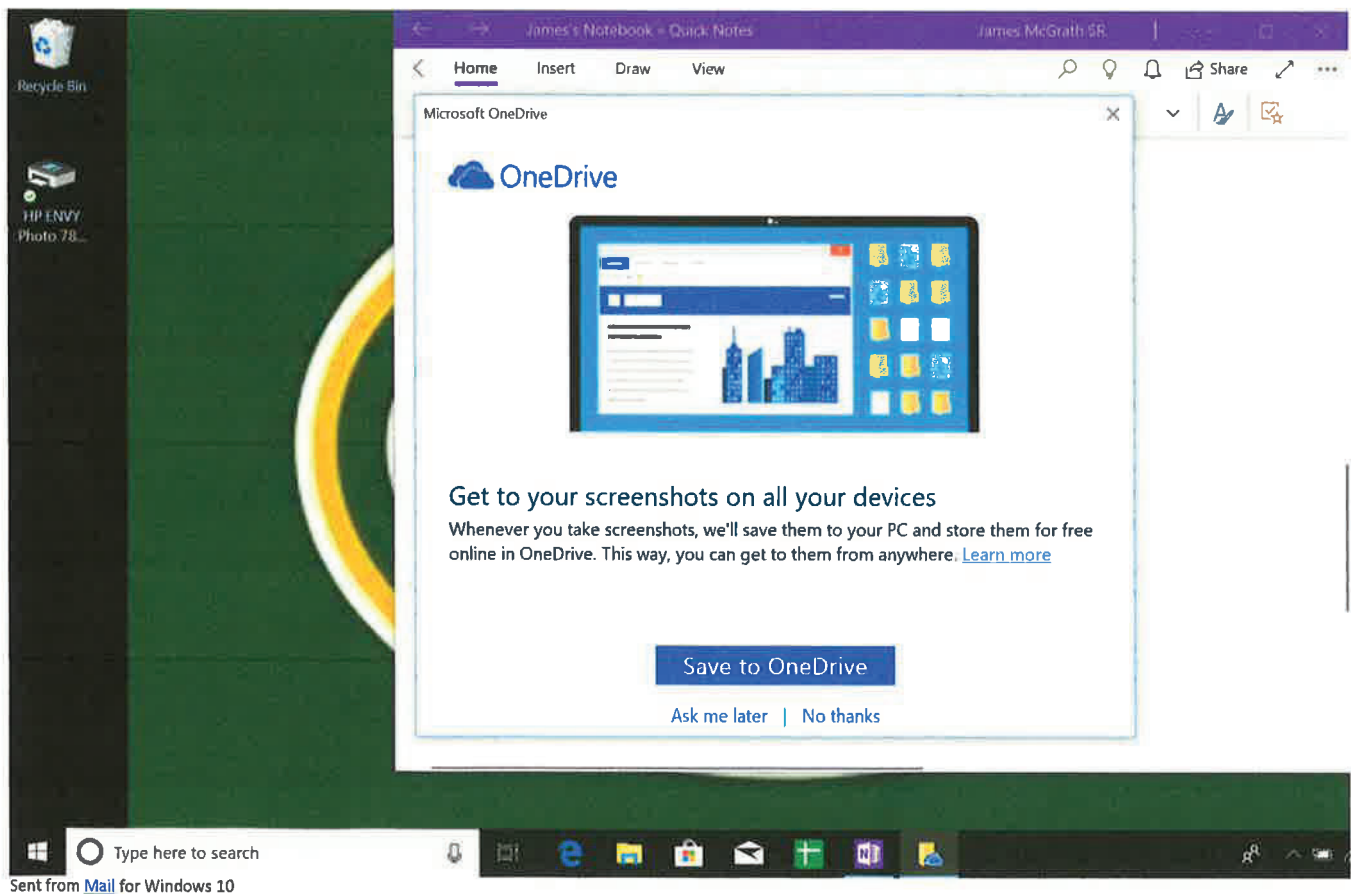
14. **Unfinished Business:** Mike Pelant discussed the installation of new H2O heater was only a request, not mandatory and all owners should have insurance that would include coverage for H2O heater leakage. Security cameras issues will be completed this fall and will have 22 cameras on our property.

15. **New Business:** Chris Grebe talked about our new addresses, per county requirements, which is now Wild Eagle Lane with a unique building number for each building on our property. Mike Pelant discussed the input by renters to have washer/dryer available during their stay. Mike then informed the membership that the BoD had voted to require that all owners in the rental program on April 01, 2020 must have in each unit a washer/dryer in placed and available to renters as of 04/01/2020.

16. **Election of Directors:** Secretary McGrath came back with the 2 volunteers and the counted ballots. 78 ballots were counted and the results were that the current 5 members BoD were reelected (Mike Pelant, David Reiner, Dave Zuege, Chris and James McGrath SR. Motion to destroy the ballots was made by Chris Grebe and seconded by David Reiner. motion passed unanimously.

17. President Mike Pelant then **Adjourned** WELCA Annual Membership meeting @ 1513

James D McGrath SR, Secretary



## Wild Eagle Lodge Condo Assn. Minutes 12/3/18 for review and approval

From: David Reiner (davidreiner@comcast.net)

To: jdmcgrathsr@yahoo.com; Mpelant@wi.rr.com; dazuege@wi.rr.com; chris.grebe@hotmail.com

Date: Sunday, November 4, 2018, 7:36 AM CST

Meeting called to order at 11A.M.

Attendance - Mike Pelant, David Reiner, Jim McGrath, David Zuege, Chris Grebe. Also, Chris Harmon and Tammy Schmidt.

Approval of last meeting's minutes. Motion by David Reiner. Second by Chris Grebe

Resort video cameras work to be done by the end of November.

A resolution approved that other than resort owners and guests staying at the resort, swimming pool usage is to be limited to the hours 8am-10am year round as well as no usage to the exercise equipment, and no pool parties. Motion by David Reiner. Second by Mike Pelant.

Present boat slip policy to remain in place.

A resolution approved that all units in rental program must have installed a washer and dryer in their units by 4/30/20. Motion by Chris Grebe. Second by David Reiner

Move to adjourn at 12:15 by Jim McGrath. Second by David Reiner