

WILD EAGLE LODGE CONDOMINIUM ASSOCIATION ANNUAL OWNERS MEETING
November 4, 2017

1. The Meeting was called together by President Mike Pelant at 1:00 PM
2. Curt Bradley reported that there were owners present representing 60 Units as well as Proxies representing another 4 Units, for a total of 64 Units out of a total of 78 Units. A quorum was present.
3. Curt Bradley, Secretary, explained that a notice stating that the Annual Wild Eagle Lodge Condominium Association Annual Owners Meeting would be held at 1:00 PM on November 4, 2017 was sent to all owners on September 14, 2017 in accordance with the bylaws.
4. A motion was made by David Reiner and seconded by Dave Zuege to wave the reading of the Minutes of the November 5, 2016 Annual Owners Meeting and that they be approved. All were in favor.
5. Report of Antrim Inn Management, LLC:

Tammy Schmidt, General Manager, and Neil Roberts, Social Media, gave updates regarding the 2017 marketing program. The results are special, with 2017 being the highest rental revenue ever, even though the weather has not been very co-operative. The Wild Eagle Lodge is still receiving industry accolades, receiving the Trip Advisor Certificate of Excellence for the fourth straight year, voted one of the top five Wisconsin wedding destinations by Wedding Wire, and numerous other awards. Tammy also noted that our advanced reservations are up significantly for 2018, including already having \$300,000 in advanced reservations on the books for July 2018. Neil then passed out information regarding our Social Media campaign explaining how we have generated significant growth in the Social Media Area. Tammy finished by telling everyone that the front desk is creating new information binders that will be placed in each Unit for the use of owners and guests.

Chris Harmann, General Manager, went over all the upgrades that the Engineering and Maintenance Department has completed in 2017. They include upgrading the entrance, building a parking lot in front of the Housekeeping Building for Blue Heron Restaurant guests, upgrading the Exercise Room including adding new equipment, installing an ice machine, repairing and painting the Camp Run Amuk, Fish Cleaning and Boat Launch Buildings, upgrading the area in front of the Blue Heron with a water fall, planters, and a boat planter, and repairing staircases, among other projects.

6. Report of Officers:

Mike Pelant, President, went over a number of projects including the Exercise Room and staircase repair. He explained that we evaluated a number of ways to repair the staircases and some landings, and found the most cost-effective way to do so. The staircases on the Pintail Building have been rebuilt including parts of the infrastructure. The rest of the buildings will be worked on during 2018.

Dave Zuege, Treasurer, updated the Owners regarding 2017 financials for the Wild Eagle Lodge Condominium Association. He stated that finances are stable and that the fourth quarter is always very good for income in that expenses are much lower. Dave went over the budget for 2018, and stated that third quarter financials and the 2018 budget would be sent to owners early next week.

7. Since there were no new nominations for the Board of Directors, by the Wild Eagle Lodge Condominium Association Bylaws, the existing Board is automatically re-elected.
8. Unfinished Business - None
9. New Business.

There was a discussion about the voluntary water heater replacement project. A number of owners feel that water heater replacement should be a mandatory program. It was noted that Unit owner's insurance policies will pay for damage if there is a water heater failure in their Unit. Also, should a failure from an adjacent Unit take place, and cause damage to other Units, the Unit owner with the failed water heater is responsible for the damage to neighbors, and it should be covered by their insurance policy. Owners were advised to check with their insurer to know that this type of event is covered by their policy.

We also discussed the five day comp policy regarding Units that are in the rental program. An evaluation of the program will be put together and black out dates will be evaluated. Once that information has been created a report will be sent to owners in the rental program, and an owner directory with contact information will also be sent to owners.

10. There being no additional business it was moved by David Reiner and seconded by Mike Pelant that the Annual Owners Meeting of the Wild Eagle Lodge Condominium Association be adjourned. All were in favor. Adjournment took place at 2:45 PM.

Curtis D. Bradley, Secretary.