

Accounting

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Date: Thursday, April 25, 2019 5:15 PM
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Subject: Minutes of WELCA Special board meeting on Friday March 01,2019

- Minutes of WELCA Special board meeting on Friday March 01,2019

Attendees: Mike Pelant, Dave Zuege, Jackie Rozga, Chris Grebe and James McGrath SR

1. President Mike Pelant **called meeting to order @ 1020.**

2. **Notice** complied with bylaws.

3. Chris Grebe made a motion **to approve** the board meeting **minutes** of January 15, 2019

and it was seconded by Dave Zuege. Motion passed unanimously. Annual meeting minutes be approved in the near future. A motion was then made by James McGrath Sr to disseminate the annual meeting minutes via Email to the membership and it was seconded by Jackie Rozga. The motion passed unanimously.

4. **Report of Treasurer** by Dave Zuege started a discussion on WELCA cash position. Our cash just keeping sinking and WELCA cash position will not make it to the end of this year. Chris Grebe made 3 points, would like to get payed every month (not always with previous Mgmt., which sometimes went in a reserve cash flow), unit 301 (will be 7 bedrooms) will come into the rental program by June and become part of association's monthly dues. Finally, cable, phone and Wi-Fi issue. The board will discuss/vote on 301's monthly due amount in the near future. The housekeeping department will move into the maintenance building. Board went back to WELCA cash flow issue and starting discussion on a possible

special assessment or raise monthly condo fees. The cash position moved into the "open swim policy" where past year's revenue, \$10,000 to \$12,000, paid solely to Mgmt. and Chris Grebe suggested a split in this revenue between WELCA and Mgmt.

5. **Under landscaping committee** the board discussed the camera situation not yet installed in the pool area. In the spring our camera guy will come up and install those cameras/adjust the IP system.

6. **No unfinished business.**

7. **Under New business** Chris Grebe again discuss the "open swim policy" to reinstate the previous policy and share the annual pool revenue between WELCA and Mgmt. by a 30-70% split. A motion to accept the 30-70% was made by Dave Zuege and seconded by Jackie Rozga. The motion passed 4-0-1. Chris Grebe informed the board the summer housekeeping staff will be outsource. James McGrath SR informed Chris Grebe about WELCA Declaration Article VII 7.01 in regard to unit 301 and Chris Grebe will comply.

8. Motion to adjourn made by Dave Zuege and seconded by Jackie Rozga. Motion passed unanimously @ 1200.

James D McGrath SR, Secretary

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