

Minutes of WELCA Special Board meeting on Friday, March 15,2019

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Aug 28 at 9:13 AM

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

1. President Mike Pelant **called meeting to order** @ 0902.
2. **Notice** complied with bylaws.
3. Mike Pelant made a motion **to approve** the WELCA Annual meeting **minutes** of November 03, 2018 and the board meeting **minutes** of March 01, 2019 and they were seconded by Chris Grebe. Motion passed unanimously.
4. No **Reports of Officers**.
5. **Landscaping Committee** will meet this spring at WEL. Some of the areas they will look at will included the beach area and the parking lots.
6. Under **Unfinished business** James McGrath SR made a motion that Chris Grebe fill the vacant VP position until WELCA Annual meeting in November and it was seconded by Dave Zuege. Motion passed unanimously. Then a discussion began on WELCA cash situation. The WELCA needs \$30,000 to have a positive cash flow balance at end of the calendar year. Two possible remedies were discussed in detail. First, to increase monthly condo fees and seconded to have a special assessment. After a long discussion, a motion was made by Dave Zuege to have a special assessment totally \$30,000 and it was seconded by James McGrath SR. This motion passed unanimously. This assessment will be divided by the ratio chart in exhibit C in the Declaration. Dave Zuege will prepare a explanation cover letter to accomplish the assessment bill. A motion by James McGrath SR and seconded by Chris Grebe to have this special assessment due by May 15, 2019 was made. Motion passed unanimously.
7. Under **New business** Chris Grebe informed the board that a contractor is working on upgrading the housekeeping building to rental unit. This unit should be ready for occupancies by June 1, 2019. James McGrath SR then questioned the fact if WEL LLC had received written permission from the board to remodel the housekeeping building and Chris Grebe replied that previous approved board minutes authorized this remodel. Chris also informed the board that his management team will be going thru rental units to make sure that they are up to standard. If a unit is not up to standard, this unit will be contacted by Chris.
8. **Motion to adjourn** made by Dave Zuege and seconded by Jackie Rozga. Motion passed unanimously @ 0948.

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