

Accounting

From: "James McGrath SR" <jdmcgrathsr@yahoo.com>
Date: Saturday, October 26, 2019 9:48 AM
To: <accounting@wildeaglelodge.com>
Subject: Minutes of WELCA Special Board meeting on Monday, August 05, 2019

Minutes of WELCA Special Board meeting on Monday, August 05, 2019

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

1. President Mike Pelant **called meeting** to order @ 1003
2. **Proof of notice of meeting** complied with bylaws
6. Under **unfinished business**
 Secretary James McGrath SR started off a board discussion on what the correct General Assessment for unit 301 should be according to our bylaws and condo document. After the board discussed this for a period of time, James McGrath SR made a motion to approve the following to clarify item 7a of the June 19, 2019 WELCA Board minutes: that unit 301 will be paying the proper monthly General Assessment fee of \$353 and that unit 301 will voluntarily pay additionally a \$197 per month to the WELCA starting July 01, 2019 and currently ending on June 30, 2020. A seconded to this motion was made by Dave Zuege. Motion passed unanimously.
3. Chris Grebe made a motion to **approve** the **minutes** of June 19, 2019 and they were seconded by Jackie Rozga. Motion passed unanimously.
4. **Report from Treasurer** Dave Zuege that the 2nd qtr. financial were sent out to all owners and that WELCA financials will be tight going forward this year. Chris Grebe stated that the WELCA revenue is now increased monthly by unit 301 condo fee and pool fees collected. The board also discussed the operation of the Blue Heron and the BH financials are provided to WELCA treasurer.
5. Under **landscaping committee** Mike Pelant stated that his IT guy still must come up to work with Chris Harmann to finish our security camera system. We also found out that A/C in the pool area did not need to replace. Additional sand for the beach area was not installed due to the large dollar amount needed to pay for the required septic system sewerage removal.
6. **Unfinished business**
 - a. Chris Grebe discussed current housekeeping system:
 WEL LLC employees prepared the items to be placed in each rental unit, contract personnel clean the units and another contract person then inspects the units before guests/owners arrival. Some board members discussed lack of complete cleanliness in their units. Chris stated that he is working with the contractual staff to be sure they preform correctly at all time.

b. Non-service dogs have been observed on our property,
if a owner observed a dog, please report it to Mgmt. company.

7. **New business**

a. discussing the issue of owners on the 2nd floor units removing their carpet and

replacing it with either hardwood or linoleum flooring (noise in 1st floor units). This
item will be discussed at a future board meeting.

8. **Motion to adjourn** made by Jackie Rozga and seconded by Dave Zuege. Motion passed
unanimously @ 1215.

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