

Accounting

From: "James McGrath SR" <jdmcgrathsr@yahoo.com>
Date: Wednesday, November 27, 2019 2:06 PM
To: <accounting@wildeaglelodge.com>
Subject: Minutes of WELCA Annual Membership meeting on Saturday November 02, 2019 at Blue Heron Restaurant

o Minutes of WELCA Annual Membership meeting on Saturday November 02, 2019 at Blue Heron Restaurant

- A. President Mike Pelant **called meeting** to order @ 1307. Mike welcome everyone to our annual meeting. Mike then introduced our new board member Jackie Rozga, who replace David Reiner who resigned last December. Next Mike introduced our WEL LLC General Manager Justin Behling, who was our original front desk manager. Justin gave a bio of his management experience and that he is very happy to be back at Wild Eagle Lodge.
- B. **Calling of the roll of Unit Owners** was accomplished by going around the room and each owner introducing themselves and which unit(s) they owned. Owners of Fifty five (55) units are present, thus more than the required 51% of the total votes of the Association are present. Secretary James McGrath SR **certified** that there are also seventeen (17) **proxies**.
- C. President Mike Pelant acknowledge that **Proof of notice of meeting** was given.
- I. President Mike Pelant stated that Justin Behling would now explain the new owner's portal system that will be rolled out shortly. Justin stated that within the next week all owners will receive a Email with a link to the portal. He then, with example on a large screen, walked the membership thru the different elements in the owner's portal. This portal will have all documents that were mailed out monthly thus eliminating the distribution of hard copies. The portal will also allow owners to see at any time the availability of their unit(s) and will allow them to made their reservations thru this portal. Each owner will be able to make their own password during their first time in the portal. Justin answered all questions .
- D. No **Unapproved minutes**.
- E. **Treasurer** Dave Zuege explained the proposed WELCA 2020 budget (all owners present were given copies of the proposed budget and 2020 WELCA revenue budget). Capital improvements for 2020 will be to upgrade the parking lots lights and phone system and installation of new lock sets on all entry doors. Mike, Dave and Chris answered all questions. Then Chris Grebe made a motion to approve the proposed WELCA 2020 budget and it was seconded by Jackie Rozga. Motion passed unanimously by all owners present and sixteen (16) proxies. One (1) proxy was for a quorum vote only. On November 04, 2019 Secretary James McGrath SR sent out to all owners the approved WELCA 2020 budget and 2020 WELCA revenue budget which stated the monthly fees for each unit for calendar year 2020.
- F. No **Committee Report**.

G. Election of Directors

President Mike Pelant asked for two (2) volunteers to count the ballots with the secretary. Joe Kopinski and Tom Lichtfuss stepped up to help. The three men went into another room to count the ballots. They returned awhile later and gave the results to the president, who then stated that the current board members (Mike Pelant, Chris Grebe, Dave Zuege, Jackie Rozga and James McGrath SR) were returned for 2020. James McGrath SR made a motion to destroy all ballots and it was seconded by Dave

Zuege.

Motion passed unanimously by all present and sixteen (16) proxies.

H & I. Unfinished and New business combined into a forum.

1. Renovations in units were discussed including washer/dryers in rental units by April 2020 which includes WEL LLC units. Owners request that if all one (1) bedroom units are booked then book a two (2) bedroom unit at the one (1) bedroom rate thus balancing out the dollars earned by these types of bedrooms annually. Landscaping committee will look at the need for additional lighting after the LED lights are installed. Mike Pelant is looking into finding a solution for the possible overflow of washers and hot water heaters in units. A owner asked if they could install handicap height toilets and the answer was yes. A program will be put in operation to clean the dryer vents periodically. Housekeeping will check/clean out the lint traps in the dryers in rental units after checkouts. A owner asked about increasing boat slips and Mike Pelant went over the entire past effort dealing with the Wis DNR. WEL LLC will look into the policy that controls the usage of boat slips and report back to the board. WEL LLC is looking to renegotiate credit card fees.

- J. President Mike Pelant concluded the meeting by thanking fellow board members and all owners present for attending this meeting. Request was made for the minutes of all meetings be disseminated to all owners after approved. The board will look into accomplishing this request. Dogs on the property (not service dogs) was discussed and Mike Pelant informed everyone present that the board approved the following: Owners not in the rental program can have a small dog, not over 25 lbs, with them in their unit. A website for WELCA owners will be created as soon as possible. Chris Grebe invites all owners to come and see the "Eagle Haven" unit and enjoy a refreshment and receive a gift from WEL LLC.

Motion to adjourn made by James McGrath SR
and seconded by Chris Grebe. Motion passed unanimously @ 1525

Respectfully submitted
James McGrath SR, Secretary

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