

Minutes of WELCA board meeting on October 09, 2020

Attendees: Mike Pelant, Chris Grebe, Dave Zuege, Jackie Rozga, WEL GM Justin Behling and James McGrath SR

1. President Mike Pelant **called meeting** to order @ 0905.
2. **Proof of notice of meeting** complied with bylaws.
3. Dave Zuege made a motion **to approve the minutes** the of June 23, 2020 and they were seconded by Chris Grebe. Motion passed unanimously.
4. No **report of officers**.
5. Under **landscaping committee** Mike Pelant informed us that last Friday he talked to our IP guy and he informed Mike that our entire security camera system is fully operational. Bad old cable and old IP addresses were the problem..
6. **Under old business:**
 - a. Justin Behling informed the board that he is working with the contract cleaning service to be in 100% compliance that the duvets are washed after each stay (also washing blankets if used outside the duvets). Board members stated to Justin the importance of maintaining full compliance and he agreed and will continue to work with the cleaning service.
 - b. Chris Grebe informed us that 3 maybe 4 units in the rental program still need washer/dryer and are just waiting on the units to arrive from the supplier-will be installed very soon.
 - c. Justin Behling discussed the operation of the Blue Heron restaurant, very hard to find help. The restaurant has 2 inside wedding to go this month. After these weddings are done, discuss of continue operation during this pandemic will be decided.
7. **Under new business:**
 - a. James McGrath Sr informed his fellow board members that the entire board was re-elected for another one year term (only the current five board member were nominated/ran for office).
 - b/c. Board discussed upcoming annual meeting on November 07, 2020. James McGrath, SR had forwarded to the board, all submitted questions (seventeen) from our fellow owners, prior to this meeting. James McGrath, SR made a motion that the 2020 WELCA annual meeting be held virtually and that the board members be on site and and seconded by Dave Zuege. Motion passed unanimously. Justin Behling had researched ways to have a virtually meeting and suggested we use a product called "zoom" which would cost \$15. Zoom works on laptops and cell phones. Justin Behling will formulate all needed information, including 3rd Qtr. financials, onto WELCA Owner's website prior to the annual meeting. Also, a Email will be sent to all owners today by WEL, LLC informing them about the upcoming information on the website.

- d. Chris Grebe informed the board that "Camp Run a Muck" which wasn't open during summer of 2020 due to the pandemic will be converted to a "ice cream parlor" in summer of 2021.
 - c. Board discussed the seventeen questions submitted. After a lengthy discussion it was decided that the WEL, LLC will answer the majority of the submitted questions via the Owner's website prior to our annual meeting and the board will respond to the rest at the annual meeting on November 07, 2020.
8. **Motion to adjourn** made by Dave Zuege and seconded by Chris Grebe. Motion passed unanimously @ 1051.