

Minutes of WELCA Board of Directors meeting on Monday December 07, 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 @ 1005.**
2. **Notice** complied with bylaws.
3. Dave Zuege made a motion **to approve** the board minutes of November 07, 2020 (both the a.m. and p.m.) and they were seconded by Chris Grebe. Motion passed unanimously.
4. **Report of** officers will be part of 6a.
5. No **landscaping committee** report.
6. **Unfinished business:**
 - a. Status of rental units without washer/dryers is down to one new owner units and one owner dragging their feet. The new owner will install asap and the other owner will be out of the rental program of 01/01/21 if machines aren't installed by that date.
7. **New business:**
 - a. 2021 management agreement- Dave Zuege made a motion to approve the 2021 management agreement with WEL, llc with the intention that both parties to negotiate changes during 2021. Jackie Rozga made a amended the motion to make March 31, 2021 a cutoff date for negotiate changes to be concluded by. James McGrath Sr seconded the motion to approve the amendment. The amendment passed 4-0-1, that's 1 abstained. The main motion passed 4-0-1, that's 1 abstained.
 - b. 2021 Blue Heron leased discussed and it was decided that Mike, Dave, Jackie and Jim would discuss the 2021 lease after Chris Email to the board members the 2021 proposed lease today. WEL, llc will also send us WPS utility bill cost for the Blue Heron for the past 12 months today too. Another board meeting will be scheduled prior 01/01/21.
 - c. Dave Zuege made a motion to spend \$19,650 to pave the roadways and parking lots in 2021 and it was seconded by Chris Grebe. Motion passed unanimously.
 - d. Repairs to the gabled ends of condo building will be discussed in a 2021
board meeting after estimates are received.
 - e. The board will discuss dock repairs/replacement estimates in a 2021 board meeting.

8. **Motion to adjourn** made by Mike Pelant and seconded by Chris Grebe. Motion passed unanimously @ 1116.

Respectfully submitted
James McGrath SR, Secretary