

Minutes of WELCA Board of Directors meeting on Friday February 12, 2021

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 @ 1001.**
2. **Notice** complied with bylaws.
3. James McGrath SR made a motion **to approve** the board minutes of February 09, 2021 and it were seconded by Chris Grebe. Motion passed unanimously.
4. No **Report of officers.**
5. No **architectural review committee** report.
6. **Unfinished business:**
 - a. Board had another lengthy discussion on leasing Blue Heron Restaurant building to "Otter's Ransom" investor group. The below areas of leasing were discussed:
 1. refundable security deposit
 2. improvements to building, capped @ \$30,000
 3. utilities
 4. septic & water
 5. grease interceptor
 6. insurance
 7. music licenses
 8. bar games & machines
 9. point of sale equipment
 10. 5 yr term & options including % of gross sales to WELCA
 11. refrigeration equipment (condenser's "RCU")
 12. age of building (about 100 yrs old)
 13. WEL LLC owned equipment in restaurant
 14. current liquor license will cover a new tenant

After the above mention items were discussed, the board decided to have WEL GM Justin Behling to get a estimate on the condition of the refrigeration equipment "RCU" for the board and also the board will continue discussion of a lease with "Otter's Ransom" investor group.

7. **New business:**

8. **Motion to adjourn** made by Mike Pelant and seconded by Jackie Rozga. Motion passed 4-0-0 @ 1217. Chris Grebe phone had gone dead right before the adjournment vote.

Respectfully submitted
James McGrath SR, Secretary