

Minutes of WELCA Board of Directors meeting on Friday March 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 @ 0905.**
2. **Notice** complied with bylaws.
3. James McGrath SR made a motion **to approve** the board minutes of February 12, 2021 and it were seconded by Chris Grebe. Motion passed unanimously.
4. **No Report of officers.**
5. **Architectural review committee** report.
 - a. Mike Pelant explained how this committee prepared a application form for owners to complete and submit to this committee for requested renovations to their unit(s). Upon receipt of the renovation application, this committee by majority vote shall either approval, modify or disapproval the application. All board members liked this new process. Committee members are owners: Mike Pelant, James McGrath SR and Chris Bruno. This form will be available from our GM Justin Behling's team. Justin prepared this application form for the board's ok and the board thanked him.
6. **Unfinished business:**
 - a. Otter Ransom investment group withdrew interest to lease the Blue Heron Restaurant.
 - b. The board discussed possible needed repairs to the Blue Heron Restaurant building. Cost estimates so far received were as follow: HVAC rooftop units \$27,191, freezer and beer cooler \$22,384 and electrical wiring issues \$5,000 +. For a estimated grand total \$54,475. The board then discussed what the next step should be. James McGrath SR suggested that we receive input from all our fellow owners before decisions are made by this board on these costs to the association. Justin Behling then said that a narrow scope survey be prepared and then reviewed by the board and then sent out to all owners for completion and return to the board for our review at another board meeting. Justin was asked to prepare this survey for board's approval and he said yes. Chris Grebe made a motion to approve a memo and survey to all owners on input of usage of the Blue Heron building and it was seconded by Dave Zuege. Motion passed unanimously.
7. **New business:**
 - a. The board discussed possible water issues involving the concrete decks on the condo

buildings second floors. Future investigation will take place on this issue and the board will be kept informed by our manager company WEL LLC.

- b. Justin Behling informed the board that Vilas County Health Dept has given WEL all clear on prior COVID-19 restrictions. WEL, LLC plans on having front desk and gift shop open for Memorial Day weekend. Justin Behling will send out a email to all owners on the policy update due to the rescinded COVID-19 restrictions.
- c. At the end of this summer the board will readdress open swim policy for local residents. Prior to COVID-19 restrictions, the association received about \$3,000 annually from the local residents using the open swim times.
- d. Justin Behling stated that the ice cream shop (in the camp run a muck building) will have a grand opening Memorial Day weekend.

8. **Motion to adjourn** made by Dave Zuege and seconded by Jackie Rozga. Motion passed unanimously @ 1031.

Respectfully submitted
James McGrath SR, Secretary