

Minutes of WELCA Board of Directors meeting on Thursday April 08, 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 @ 1002.**
2. **Notice** complied with bylaws.
3. Dave Zuege made a motion **to approve** the board minutes of March 12, 2021 and it were seconded by Jackie Rozga. Motion passed unanimously.
4. **No Report of officers.**
 - a. Dave Zuege informed the board that WELCA has about \$54,000 in the bank which includes monthly condo dues which some owners pay annually or more often than just monthly. Then GM Justin Behling informed the board that WELCA has about \$12,000 in accounts payable and about \$4,000 in accounts receivable. This time of the year (1qtr) WELCA is in great financial shape.
5. **Architectural review committee** report.
 - a. Mike Pelant informed the board that this committee had received one (1) application for a small electrical improvement.
6. **Unfinished business:**
 - a. Mike Pelant started a discussion on the results of the Blue Heron building survey received from WELCA owners. Owners were grateful for being part of this process on the Blue Heron building.
Results: favorable to have a restaurant on site but unfavorable to financially support the upkeep of the restaurant building and no to a new building.
For the question on financial support: scale 10 to 0, 10 being **yes** and 0 being **no**:
3 owners saying **yes**, 1 for #8, 2 for #7, 4 for #5 and 18 saying **no**.
 - b. A discussion on what is next for the above mention building resulted in a suggestion to advertise on social media to hopefully find someone willing to run some type of a restaurant in the building. Focus will start on Facebook. WEL, LLC (our mgmt. company) volunteered to contribute \$200 to start this process. Then James McGrath SR made a motion to have WELCA to contribute an additional \$200 towards this process if needed and it was seconded by Mike Pelant. Motion passed unanimously. GM Justin Behling will lead this effort and report back to our board on the advertising results.
7. **New business:**
 - a. James McGrath SR asked GM Justin Behling if owners could have (their stay) cleaning fee be deducted from their bank account just like their condo fees are, if they so had

elected to do. Justin stated that owners could either still use cash, credit/debit card or check or inform the mgmt. company to deduct the cleaning fee from their owners monthly statement and he would inform owners about the additional pay to pay this fee. James McGrath SR then asked GM Justin Behling if he could change the color in the owners portal when a unit is booked. Currently, it goes from green to red when a booking has occurred. Could this red color be changed to two (2) different color, thus identifying owners stay from a renter stay. Justin replied that he would check with the company that supports this program.

- b. Dave Zuege asked how the gross dollar amount on each owners federal tax form 1099 is determined. Chris Grebe and GM Justin Behling answered the question by saying it is based on when cash changes hands. "take the Net in December and then the Gross in the other 11 months"

8. **Motion to adjourn** made by James McGrath SR and seconded by Dave Zuege. Motion passed unanimously @ 1030.

Respectfully submitted
James McGrath SR, Secretary