

Minutes of WELCA Board of Directors meeting on Friday July 16, 2021

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

1. Vice President Chris Grebe **called meeting to order @ 1002**

7. **New business:**
 - a. Dean Vossekuil, managing partner of the Blue Heron Resturant, gave the board a update on the resturant operations by first stating that starting next Wednesday Chef Tanner (formally at Kickback Grill on Hwy 45) was coming to us. He has two (2) culinary degrees, one in pastry and one in cooking from a school in Chicago, IL. His goal is to present a fantastic menu to customers. Also, he will start a Sunday Bunch in mid August. Dean also informed the board that he is renting three (3) locations to house his staff.

2. **Notice** complied with bylaws.

3. Dave zuege made a motion **to approve** the board minutes of July 02, 2021 and it was seconded by James McGrath SR. Motion passed unanimously.

4. No **Report of officers**.

5. **Architectural review committee** report.
 - a. James McGrath SR informed the board that Chris Bruno and himself had reviewed applications from three (3) fellow owners and have selected Elaine Graf to join us on this committee. All candidates will be informed via a phone call on this decision ASAP after this board meeting. James McGrath SR suggested that the WELCA bylaws be tweeted so that this board have oversight over this committee. Right now the Architectural Review Committee has the power to approve/disapprove all request with no recourse by the board. James McGrath SR believes that a check/balance is needed. Chris Grebe then said that maybe a tweet to the application form be made before the next meeting or via a email to the board.

6. No **Unfinished business**.

7. **New business:**
 - b. The board discussed fireworks on our property this past 4th of July even though there were signs all over our property stating "no fireworks on our property". Management shall format a deterrent policy to be in place before this coming New years eve.

 - c. Discussion took place about Article 9.02 of our bylaws which states in part " The accounts and records of the association shall be audited at least once every other year by an audit committee selected by the Board of Directors." No one remembers a audit being done. After a lengthy discussion this item is tabled until next board meeting.

- d. Update on the WIFI upgrade situation on our property was lead off by GM Justin Behling who talked about different packages available. After hearing and discussing options the board took the following action: James McGrath SR made a motion to authorize upgrade to a 600 mega bite WIFI service and \$5,000 for the purchase of accessory equipment needed for this upgrade and it was seconded by Dave Zuege. This motion passed unanimously.
- e. Discussed having a owner's own mattress pad being returned to the correct unit after "needed cleaning" is being corrected thru discussion with the private contract cleaners. The proposed new housing keeping building should solve this problem.
- f. Board discussed what happens when a large group renting numerous units and after a get together party, one unit at check out time is found by the housekeeping staff to be short some kitchen items and the unit owner is charged \$\$ at the end of the month for those replacement items and another unit after checkout has extra items which housekeeping staff returns them into the supply area for replacement down the road at a \$\$ cost to another rental unit owner. GM Justin Behling will work with housekeeping to address this issue. Normal wear/tear replacement items is not a issue. It was also stated by Chris Grebe that all owners should contact WEL,LLC (our management co.) if they have concerns about charges like this on their monthly proceeds statement as soon as possible.

8. **Motion to adjourn** made by Dave Zuege and seconded by Jackie Rozga. Motion passed unanimously @ 1127.