

Minutes of WELCA Board of Directors meeting on Friday August 06, 2021

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

1. Vice President Chris Grebe **called meeting to order @ 1003**

7. New business:

a. Chris Grebe first introduced WELCA lawyer Andrew Steimle (21 Maritime Dr., Manitowoc, WI). Then Chris started an explanation on the amended to WELCA docs that has to be drafted and filed with Vilas County Register of Deeds to build the housekeeping building we have been talking about. Initially we were thinking that we could build this building on WELCA grounds would not be a issue but after talking to both Andrew Steimle and Vilas County officials it was determined that a very poor decision to proceed in that matter. Therefore after talking to Andrew Steimle, Andy put together a plan for the best way for WELCA to proceed with filing a amendment with Vilas County. The purpose of the amendment is to revise the WELCA Plot Map to show the new housekeeping building. Andy Steimle started a legal definition of what the WELCA needs to do in this matter. He explained that WELCA docs require approval by 2/3 of WELCA membership and their mortgage holder to amend the Plot Map. Andy then stated that the question that remains who will own this new housekeeping building. Andy gave two (2) options: list it as a limited common area (same as resturant building) or list it as owned by the WELCA (WEL,LLC would pay for the complete building cost but owned by WELCA). WELCA would do a lease with WEL,LLC like WELCA has with the resturant building. This lease could be for 99 years for one dollar (\$1) per year. Andy then asked if any board members have questions. James McGrath SR questions were: 1. if the

WELCA

owns the building we will be responsible for upkeep and repair of the building correct? Andy stated not necessarily, if WELCA lease to WEL,LLC, the lease could require WEL,LLC maintain the upkeeping of the building in including all utilities. 2. What specify areas of WELCA docs and Plot Map do you plan on changing or adding too? Andy stated the amendment will state who the owner of the housekeeping building will be. 3. Does your firm deal with real estate and condos? Andy stated that this firm does a fair amount in these areas. 4. What will be the approximate

fee

for this service? Chris Grebe informed our board that WEL,LLC would cover Andrews Steimle

firm

complete fee for this service. Andy then stated that the fee would be in the \$3,000 to \$5,000 range. WEL,LLC will pay for a title search on all 78 WELCA units needed for this process and WELCA secretary will also receive a copy. After all information needed has been received, per WELCA docs, all unit owner/mortgagees will be notified on the required vote. Jackie Rozga question was: 1. if something went awry and the board exercised our rights, could the

lessee

have grounds to come back, saying lessee paid for the construction? Andy said "nothing" the lease would say that the lessee would pay 100% of the cost but not own the building but would be able to rent the building for a number of years. James McGrath SR asked a follow up

question:

1. will there be additional property taxes? Andy said probable but it would be a lessee expense.

Chris Grebe then stated that if it was a common element of WELCA might not be changing right.

Andy said no but they (Vilas County) might increase the value of the common area proportionately and be spread out among all 78 unit owners. Andy also stated that the lease could state that the lessee could pay a proportionate share of the property taxes. Andrew

Steimle

will do follow up communications on this matter with all board members via Email chain.

Andrew

Steimle then connected from our conference call.

Chris Grebe then made a motion that "WELCA proceed with Andrew Steimle to further pursue amending WELCA documents and Plot Map to show the new housekeeping building built by WEL,LLC and then own by WELCA and WELCA in turn lease the building to WEL,LLC". James McGrath SR then made a motion to amend the main motion," all cost incurred by WELCA in this motion be reimbursed by WEL,LLC" this amendment motion was seconded by Dave

Zuege.

This amendment motion passed unanimously. James McGrath SR then seconded the main motion

with the amendment. The main motion passed unanimously.

Chris Grebe said that this proposed new housekeeping building will now be forward to WELCA Architectural Review Committee for their decision.

2. **Notice** complied with bylaws.

3. Jackie Rozga made a motion **to approve** the board minutes of July 16, 2021 and it was seconded by Dave Zuege. Motion passed unanimously.

4. No **Report of officers**.

5. No **Architectural review committee** report.

6. **Unfinished business:**

a. Continue discussion on Article 9.02 of our bylaws (audit committee) tabled until next board

meeting, this current board meeting was scheduled for about one (1) hour due to other commitment of a board member.

7. **New Business :**

b. Our towel service, Bay Towel of Green Bay, is having trouble keeping up due to a labor shortage thus there may be shortage in request for additional towels or sheets. WEL,LLC is looking into possible other towel services.

c. Jackie Rozga asked how the restaurant was doing? Dave and Jim both said the food was very good. Chris said there is a staff issue like other restaurant everywhere but Dean is working thru it.

Jackie also said that she has concerns about turnover at Wild Eagle Lodge and the restaurant

and I hope managers and owners understand that people and staff are number one asset and commodity and I am concern about the turnover I see, that's all I have to say.

8. **Motion to adjourn** made by James McGrath SR and seconded by Dave Zuege. Motion passed unanimously @ 1103.

Respectfully submitted
James McGrath SR, Secretary