

## WEL Owners Meeting 11/6/2021

1. Call to Order-Chris Grebe
2. Call Roll of Owners and certifying Proxies- Chris Grebe 74 members present in person or by proxy.
  - a. Current board introduced.
3. Proof of Notice of Meeting or Waiver of Notice
  - a. None
4. Reading and Disposal of any Unapproved Minutes
  - a. None
5. Reports of Officers -
  - a. 2022 Association Budget – David Zuege: Proposed budget. Expenses have increased, because prices are going up. The largest expense is management expense which is staying the same as previous years. Total expense increase projected of 4.6%. A \$7000 decrease in electricity and gas projected because the association will not be paying for the restaurant. This is a conservative projection. 2020 was not a normal year because of the pandemic. We experienced \$45,000 gain in 2020 but not a sustainable number. Budget is very acceptable and reasonable with same maintenance fee and increase of overall budget 4.6%. Long term may be looking at increases in dues for capital expenses.
    - i. Jim McGrath: Cash as of yesterday? Dave stated that we have \$37,283 September 13th. According to Jim, we currently have \$55,000 cash, \$5000 accounts payable.
    - ii. Jim McGrath: Per bylaws, shouldn't dues be automatically increased based on the budget? New board can address.
    - iii. Jim McGrath: Budget has revenue for pool use. Are we opening it up to non-members/community use. Justin Behling stated that the pool is open to the public Sunday through Thursday since Labor Day. This generates \$2,300 revenue in a normal year. Per Chris Grebe, also provides community goodwill. Justin wouldn't mind saying no, but just his personal opinion. The downside of public use is that it can interfere with guest use. The pool is no longer open to public pool parties. The pool is not open to the public Memorial Day through Labor Day. Jim made a motion to outlaw non-owner / guest use. Carol Tabat asked if there have been any complaints. No reply, so assumption that there are no practical problems. Jim withdrew motion.
    - iv. Jim McGrath: Motion that we accept proposed budget. Seconded, approved unanimously.
6. Reports of Committees
  - a. Architectural Review Committee: No report.

7. Election of Directors:

- a. Question: Pauley McKirgan asked if the election process documented in the bylaws? There is no opportunity to get to know nominees the way it has been done in recent years. Chris Grebe agreed that it would be nice, could use the website. But the process is consistent with the bylaws. Carol Tabat made a motion that bio's be posted for all current directors, and that all future candidates be posted to the rules and regs when the ballots go out. Motion carried. Stephanie Lowney suggested that director/candidates post a picture, background, and goals. .
- b. Election Results: Tim Wolfe, Chris Tabat, Brent Lidwin, Elaine Graf, Mike Ermi.
- c. Architectural Review Committee: Elaine Graf, Chris Bruno, Mike Ermi. Chris Bruno just purchased 217 about 22 hours ago.
- d. Ron Miller asked why weren't the vacant positions filled immediately? Jim McGrath answered that there were conflicting provisions in by-laws.
- e. Ron Miller asked why did Jim resign? Jim moved up date for nominations because of COVID, slow mail, but was "bullied" into following the letter of the bylaws. Dan Wherling said that bullying Jim wasn't right. Larry Van Oosten recognized Jim with round of applause. Jim did not elaborate on the bases for his assertion.
- f. Pauley McKirgan asked if will Jim make himself available to help with turnover to new board? Yes. [Feels that membership should be able to listen in but not participate.](#) Pauley McKirgan stated that many owners want to know what's going on.
- g. Elaine Graf asked what is the protocol for owners to submit questions? Chris Grebe replied that they should submit them by email via website. Carol Tabat asked how do the questions get disseminated? Justin Behling stated that he believed that the email went to the President of the board, but was not certain.

8. Unfinished Business

- a. None

9. New Business

- a. Question regarding the amount and location of snow fence. [Why is the fence installed where it is?](#) Protect the septic system, done this way as long as Chris Harmann can remember. Dan Wehrwein stated that all walking trails should be available year round. Pauley McKirgan stated that snowmobiles go through paths, and that someone cut fence last year. Her daughter who was on property at the time repaired it. Dan Wehrwein stated that he believed the history of the snowfences was that Chris Harmann didn't want to get laid off, was told to "stay busy" by the manager at the time, and started setting up fences. Dan also stated that permits necessary for fences never pulled and therefore are illegal. Temporary fences are max 2 weeks. Owners and guests can't walk or snowshoe. Pontoons on paths block walking. ==> [New board will address.](#)
- b. Audit Committee: Chris Grebe suggested that there [should be an audit committee to review financials bi-annually.](#) Jim McGrath volunteered to participate in committee.
  - i. *i. Refer questions a & b to the newly elected Board of Directors*

- c. Individual Mailboxes. Tabats, Ermis spend the summer here and stated that there have been no problems. Carol Tabat stated that the front desk has been exceptionally helpful. Maintenance staff have even brought packages down to our condo. Jim McGrath explained that federal law provides for “sanctity of the mail.” for privacy. Postal service might install it for us. No fee, but must be approved by USPS. Should be no cost to the association. New board to consider.
  - d. Generators for Power Outages - Chris Grebe - outage last year during prime weekend. Chris Tabat asked how often do we have lengthy power outages? Justin - one in fall of 08 or 09 and past summer.
    - i. *i. Refer items c & d to ARC for feasibility analysis and bidding e. Housekeeping Building*
10. Amendment to the Declaration & Plat has passed 42x62 building. Carol Tabat asked how many owner storage units will be available? Chris Grebe replied 10 or 12. The process for requesting a storage unit will be to send out email opening up for submission. Jim McGrath suggested we have lottery if more demand exceeds supply. Chris Grebe stated that no gas powered equipment or vehicles can be stored. This would require an enhanced ventilation system by fire code. Elaine Graf asked what was start date for construction. Chris Grebe replied Monday hopefully. Tom Lichtfuss asked about the price of the storage units. Chris Grebe replied that the price had not determined yet but it was not intended to be a profit-generating activity.
11. Hardwood flooring in 2<sup>nd</sup> floor units - Chris Grebe - some had been installed, over time stopped. An owner state that there were options with padding available that reduce sound. Mike Ermi stated that he wanted hardwood or engineered floor, was turned down by the ARC. Plans on bringing it up in his role in ARC. Michelle Graf stated that she was not notified when she purchased unit that she couldn't do hard flooring. She hired an interior decorator, but the plans were not approved by the ARC. . Tom Lichtfuss stated that he put in vinyl several years ago, Mike Pelant, the previous board President, lived below and felt there were no issues with the vinyl, but then Tom is a non-renting owner and they are relatively quiet.
12. Questions submitted
- a. Charges - Credit card fees will be picked up by WEL in 2022.
  - b. Damages - Only pursue if blatant. Otherwise they are passed on entirely to owner.
  - c. Jim McGrath - Travel fees result in almost no income for short rentals. Chris Grebe stated that he is continuing to work on fair split. Credit card fees are a start.
  - d. An owner stated that it is easy to just charge owner. This causes owners to be reluctant to upgrade if all the risk of damage is on owner.
  - e. Jim McGrath stated that groups rent multiple condos and move stuff between units, and the owner gets charged for missing items. Common sense says missing items should be charged to last renters.
  - f. Elaine Graf stated that she was amazed at how often things are missing. They come up every month and almost every visit something is missing or damaged.
  - g. Jim McGrath - Isn't there a checklist? For certain items, yes.
  - h. History on split - 69/31 split initially. Went to 50/50 under Kurt Bradley.

- i. Pauley McKirgan asked how has the cleaning service been working out? Chris Grebe stated that feedback has been positive. Kristie is the 'go-between.' Justin Behling stated that it is the contractor's job to audit for missing items.
- j. Restaurant is charging a credit card fee.
- k. Carol Tabat asked for a status on the pending upgrade of cable TV. Justin Behling stated that we will have more channels, not sure which ones, as well as an on-screen channel guide.
- l. Pauley McKirgan asked if DVR boxes will be an option? Justin Behling stated that current answer is no, but changing daily.
- m. Pauley asked if we could get a new owners list? Will post to website.
- n. Pauley asked for a status report on the new security cameras. They are operational - 16 around property. Entrances of the properties, parking lots, pool, front entry, office. There is no camera coverage on the lake side of the condos. .
- o. Dan Wehrwein stated that no permits pulled since 2005. Nothing for house? 137 rented for one year. Is the house rentable per bylaws? Yes per Chris Grebe. To keep HOA fees under control, we should hire kids year round to stain. Nothing done recently. Loose boards - rotting, wrong screws, chemicals are eating through. Is the association paying for free work in Grebe's units? No. Maintenance staff is on Chris Grebe's payroll.
- p. Elaine Graf asked do we have a fund for these expenses? What is the association's responsibility and the owners? Patios are owners, rear decks are association.
- q. Jim McGrath stated that the new board signs agreement with management association. Does that include running the rental program for the association? Technically not - individual owner signs a contract.
- r. Jim McGrath asked about the Global Connections currently rents out 5 WEL units. Currently only WEL, can we open it to individual units? Chris Grebe replied yes, but then the owner cannot use it all year.
- s. Jim McGrath asked if owners allowed to keep watercraft on property during offseason? Paulie McKirgan stated that they were told no because they need room for snowmobiles. Shouldn't this apply to rental pontoons? New board to look at this.
- t. Paulie are ATV's on property? Licensed by town of Washington. If we see violations, take a photo if possible and then report to front desk.
- u. An owner stated that vehicles with trailers are left in parking lots, taking up 4-5 spaces for days. This is not allowed. Board to review rules?
- v. Docks getting hammered by bigger and bigger boats. Can we extend them? Jim McGrath stated that WEL used to have one dock per unit. DNR got upset at Eliason and made them remove some docks. One family across the lake was believed to be the main source of objections. . Maybe the DNR will let us add some docks back. Justin Behling explained that the DNR implemented laws, overruled Governor Doyle law of one dock per unit. DNR rules say it is based on frontage. WEL is reducing the rental fleet to 5 boats next year. Per Jim McGrath, owners can lease docks. . Justin Behling stated

that owners get priority, guests next, and rental boats last. If no docks are available, they will beach the rentals.

13. Any Additional Questions

14. 10. Adjournment