



Wild Eagle Lodge Association Board

Meeting Minutes (After Annual WELCA Meeting)

Location: 1965 Wild Eagle Ln, Eagle River, WI 54521

Date: November 6, 2021

Time: 3:30 pm

Attendees:

Present: Timothy Wolfe, Mike Ermi, Christopher Tabat, Elaine Graf, Brent Lidwin, Christopher Grebe, Justin Behling

- ❖ Meeting was called to order by Chris Grebe
- ❖ Introduction of new board members and assigned roles were given.
- ❖ The following board members were assigned roles as acting new members of Wild Eagle Lodge Condo Association for the 2021-2022 season.
 - Timothy Wolfe – President Nominated by Chris Talbot, 2nd Brent Lidwin – passed
 - Mike Ermi – Vice President Nominated by Mike Ermi, 2nd Chris Talbot – passed
 - Christopher Tabat – Treasurer Nominated by Mike Ermi, 2nd Tim Wolfe, - passed
 - Elaine Graf - Secretary Nominated by Elaine Graf, 2nd Tim Wolfe – passed
 - Brent Lidwin
- ❖ Both Justin Behling & Christopher Grebe have agreed to be available to assist with questions and concerns as the new board members take on their new roles.
- ❖ The group talked about how to get started and the best way to meet. It was agreed upon that typically once a month or as needed for meetings. Zoom or a conference call would work well for all board members. Timothy Wolfe will initiate the meetings to be held once we hear back from Dan Reichardt, CRW Insurance on our D&O insurance. The board wants to review our Director & Officer insurance policy before we move forward.
- ❖ The group talked about items of concern that need attention and further discussion such as:
 - ◆ Board Members getting acquainted with the By Laws, Rules & Regulations, Declarations, Access to Agreement, Owners List, Rental Agreement, etc.
 - ◆ Security Issues/Cameras
 - ◆ Damage on Boats and Vehicles
 - ◆ Storing Larger Boats



- ◆ Internet Expenses \$10,000 budget is full anticipated amount for all 7 buildings. Charter has only been charging the association for 2 buildings. Justin said that he has alerted them multiple times, but they still are only charging for 2 buildings. If they continue, this could result in considerable savings to the association.
 - ◆ Gables being Painted - Currently waiting on estimates.
 - ◆ HVAC for Restaurant: They are waiting on estimates. If they replace with a similar configuration to what they have now, it will consist of 5 roof top units in the main building and 2 in the kitchen area. Currently waiting on design proposals and estimates.
 - ◆ Reserve Account – Will not be keeping a statutory reserve account. Budget properly and keep enough money on hand.
 - ◆ Snow fencing discussion on how much is in place and cover exiting walking trails. Justin reminded the group if something needs to be changed, we need to do it soon before the ground freezes.
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- ❖ The new board members had asked for Justin and Chris to put a list of items that they have been working on over this past year and items of concern that might need immediate attention for the new board.
 - ❖ Any additional questions or concerns.
 - ❖ Meeting was adjourned, motion by Elaine Graf, 2nd by Chris Talbot – passed.

Submitted by,

Elaine K Graf, Secretary

Wild Eagle Lodge Association