



Wild Eagle Lodge Association Board

Meeting Minutes

Location: Microsoft Teams

Date: 1-22-22

Time: 9:02 AM

Attendees:

Tim Wolfe, Mike Ermi, Chris Tabat, Elaine Graf, Brent Lidwin, Chris Grebe, Justin Behling, Chris Bruno

Approval of minutes December 12, 2021

- Motion made by Mike Ermi, second by Chris Tabat.
- All in favor, zero opposed.

WEL Second Floor Flooring Options – Chris Bruno, ARC Presented

- ARC committee has been working hard looking at a variety of options.
- ARC committee setup meetings with manufacturers and contractors.
 - Stephanie from Nesting Design, local contractor in Eagle River.
 - Eric Haslow with Icon Services.
- Flooring / planking system has come a long way over the years.
- Regardless of flooring system we choose, it will not eliminate noise 100%.
- Looking at ways to add value to second floor units vs. just carpeting options.
- Water resistant and easy to clean.
- Manufacturer recommends sound absorbing pad on bottom side of planks.
- Eric (Icon Services) recommends 1 to 1 ½ millimeter XPE sound absorbing pad to bottom of each plank for total thickness of 5 to 6 millimeters (two different products.)
- Building is made of wood and trusses with 3” to 4” gypcrete underlayment which should help with noise factor.
- Eric also recommends 20-millimeter wear layer which is top portion walked on.
- 20-millimeter for commercial grade, 12-millimeter for residential grade.
- What is price difference between commercial and residential?
- What is short- and long-term availability of products?
- Can there be comparison between carpeting and vinyl plank flooring for noise factor?



- What would be the anticipated enforcement mechanism to ensure people are using the product that is being recommended by the committee?
- Mike Ermi indicated product availability not a problem, but installation was.
- Is there a process to amending the declarations and bylaws?
- Justin indicated it would be the same process that they did with the new building, get an amendment, get owners and mortgage holders to sign, it may be a good question for the association's attorney.
- Justin believes the association has jurisdiction over the rules and regulations, they are setup easier to change, so he believes we could put in some guidelines in the Rules and Regulations for flooring.
- Justin recommended runners in hall, area rugs in living room, and padding under chairs to help eliminate noise factors.
- Association is referring some of the questions back to ARC committee for further review.
 - Cost of residential vs. commercial grade.
 - Additional information of carpet vs. vinyl flooring.
 - Recommendation from ARC committee how we are going to put information forth to unit owner before they purchase product with specifications.
 - Availability of product.
 - What type of cleaning for the flooring will be done?
- Chris Bruno departing meeting, willing to investigate board's questions.

Presidents Report – Tim Wolfe

- No new business.

Treasurer's Report – Chris Tabat

- November financials are in, reserves are up to approximately \$29,000, with prepaid association dues up to approximately \$37,000.
- September is historic lows in the reserves because expenses are highest in summer.
- Association has a lot of items on plate with expenses and has been some talk of an increase in dues or special assessment.
- There is a statement in the bylaws that an audit should be performed every two years, there has not been one done in a long time, probably should have audit done.
- Chris is also looking at what we are being charged for our services, he feels we are being charged a fair amount for very comprehensive services.



Financial Flow Chart – Chris Tabat

- Flow chart indicates how money flows within entities at Wild Eagle Lodge.
- Established to create understanding of how money is exchanged.

Management Team Update - Justin Behling, Chris Grebe

- Chris Grebe states board is doing fantastic job.
- Karen will be retiring in Spring, changes with process in house, but the accounting won't change.
- Recommendation for completion of federal and state forms to eliminate potential fines.
- Wild Eagle Lodge management will be absorbing Karen's responsibility with existing staff.
- Justin will be the contact for all financial information.
- Chris Grebe indicated Wild Eagle Lodge accounting person (Tina) does some work in the background for the association.
- Chris Tabat to follow up with accountant to make sure proper forms are completed.

Blue Heron Lease

- Chris Tabat questions are there any expectation set forth with renter/lease in a year.
- Justin said it was drafted as a rolling lease.
- Approach of the board was to get Blue Heron expense off association side for cost.
- Agreement was \$1.00 / Month lease, and they pay for all systems & utilities in Blue Heron which would take expenses off the association books.
- Association responsible for outside costs (HVAC, roof, etc.) renter would take of interior items (freezers, equipment inside restaurant, etc.)
- Coolers have not been replaced.
- Renewal date for agreement was in question by Tim.
- Chris Tabat indicated May 12, 2021.
- Justin indicated lease ends end of May or beginning of June.
- Any changes to lease will need to be looked at.
- Looking at getting modest increase to keep current renter in place to absorb some cost of the unit.
- Tim will review lease and Justin/Tim will have conversation with Dean regarding possible changes.
- Dean has recently made purchase at Chanticlear Inn either middle or end of January.



Update on Workshop Task List

- Chris Tabat indicated update for Rules and Regulations are complete.
- Mike Ermi spoke with Chris Harman regarding parking number 105, repairs to be completed in spring.
- Tim Wolfe indicated may need to add ARC rules into Rules and Regulations as well based off previous discussions.
- Committee to review Rules and Regulations for any changes, further review at March meeting.
- Further discussion on drone provision.
- Brent Lidwin had indicated Chris Harman is on board with the dock issues and willing to move forward with having necessary repairs completed, looking at doing repairs this summer, Chris will get Brent a cost for cleats and labor to address this spring, if favorable will do Duck Lake first and Lynx Lake after.
- Mike Ermi made motion to approve Chris Tabat's Treasurer report, seconded by Brent Lidwin.

No meeting held in February.

Tim proposed next meeting Saturday, March 5th, 2022, 9AM to 10:30AM Central Time via Microsoft Teams.

Motion made to adjourn by Elaine Graf, second by Chris Tabat.

Submitted by

Elaine Graf, Secretary.