



Wild Eagle Lodge Association Board

Meeting Minutes

Location: Microsoft Teams

Date: 3-5-22

Time: 9:01 AM

Attendees:

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

Absent:

Chris Grebe, Chris Bruno

Approval of minutes January 22nd, 2022

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

WEL Second Floor Flooring Options – Chris Bruno, Mike Ermi, Elaine Graf (ARC Committee)

Recommendations by the ARC Committee

- Recommendation for two local flooring contractors that can service owners with their flooring request. (*Eagle Floor Covering & Dan's Carpet Service & Sales: Suggested resources, not required*)
- Require a 65 IIC rating minimum or higher for luxury plank flooring. Also, a 1 - 1 1/2-millimeter XPE sound absorbing pad to the bottom of each plank for a total thickness of 5-6 millimeters. A 20-millimeter or better wear layer for residential grade. WEL has a 3"-4" gypcrete underlayment which will also help with the noise factor.
- The ARC committee will make recommendation for additional floor covering on all installations of vinyl plank flooring which will include area rug in the living room, hallway, entryway, and gliders on chairs to assist with lessen noise. This additional measure will be required if the ARC committee receives an abundance of complaints of noise transmitting through the floor.
- The ARC committee will have a short provisional test run to allow an opportunity to check noise level before opening it up to all unit owners.
- The ARC committee will require all owners to provide a proof of product prior to the installation of flooring to determine that ALL requirements are being met.
- Chris Tabat motion to approve Wild Eagle Lodge second floor requirements, seconded by Brent Lidwin.



Presidents Report – Tim Wolfe

- Feedback from survey from special assessment/increased dues level of disappointment from owners on state of property and maintenance.
- What is the plan for coming year regarding maintenance on outdoor projects?
- Need to have long term plan for the property itself.
- Justin and Chris Harmon will be working on these and other related items.

WELCA Associate Survey Results

- Seven survey results in favor of special assessments.
- Four in favor of raising association dues to create modest fund.
- Tim Wolfe recommends we have long term plan for what needs to be done for maintenance.

Update on Completion of the Federal Form 1120-H & Wisconsin State Form 4

- Chris Tabat did confirm with accountant that it is part of the service.
- Should be covered at state and federal filing levels.
- Typically done sometime in March.

Management Team Update - Justin Behling

- January to February up \$55,000 over last year.
- Advanced reservations for summer currently up \$260,000 over last year.
- Looking at busy summer and decent start to year.
- Blue Heron has new website (www.blueheronrestaurant.net.)
- Still on schedule for Karen's retirement end of March, she will help if needed.
- Duties have been moved over to other staff members (Justin taking most on.)
- Association talking about audit, need time to separate certain billing.
- More information will be available digitally making it easier for audit in 2022.
- Last management fee increase was in 2009 (looking at increase.)
- Looking for summer staff (ice cream shop, front desk, night maintenance, and housekeeping.)

Any updates on Winter Problems or Issues

- No storm damage or real problems.



Quality Heating Proposal – Discussion on Estimate provided

- Better proposal but costly.
 - Just shy of \$12,000
 - Almost \$20,000
- Other alternatives offered by Chris and Justin.

Discussion on Lease with Blue Heron – Tim / Justin

- Covert to month-to-month lease in not to distance future.
- Turned tied of public opinion from negative to positive and finding that Tanner is killer chef.
- Allow to get up on their feet and turn profit before any lease change discussions.

Treasurer Report – Chris Tabat

- End of January financial report.
 - Cash: \$69,947.92
 - Accounts Payable: \$16,385.51
 - Prepaid Dues: \$12,550.53
 - Net Reserves: \$41,010.96
- Consistently added \$5,000 per month to reserves.
- Easily have approximately \$40,000 for improvements.

Update on Duck Lake Dock Cleat Work – Brent Lidwin

- Duck Lake dock this year, Lynx Lake in 2023.
- Chris Harmon provided pricing for fold down type cleat (flush type.)
 - \$25 to \$45 per cleat, depending on where purchased.
- Estimating 16 hours for labor (\$560)
- Overall budget of \$2500 (time & materials)
- No additional wood or staining needed.
- Elaine made motion for cleat work to proceed at a cost of \$2500, seconded by Mike Ermi.
- Unanimous approval.

Proposed Drone Rule

- No complaints regarding drones at Wild Eagle Lodge.
- Looking to review drone rules before final approval.



Tim proposed next meeting Saturday, April 2nd, 2022, 10AM to 11:30AM Central Time via Microsoft Teams.

Meeting adjourned.

Submitted by

Elaine Graf, Secretary.