



Wild Eagle Lodge Association Board

Meeting Minutes

Location: Microsoft Teams

Date: 4-2-22

Time: 10:01 AM

Attendees:

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

Absent:

NONE

Approval of minutes March 5th, 2022

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

Presidents Report – Tim Wolfe

- Property is deep under snow making spring clean-up difficult.
- Some of snow fencing removed by maintenance team.
- Maintenance has taken down Christmas lighting but still has equipment on trucks due to amount of snow.
- Weather related power outages and limbs down.
- Wild Eagle Lodge experienced minor power outages.
- Wild Eagle Lodge did well under the circumstances.
- Quality Heating came out to look at Blue Heron HVAC system, unable to due full review due to amount of snow on roof.
- Looking to see if any equipment or parts can be salvaged (ongoing project.)
- April would be ideal time to resurface parking lot.
- Waiting on new quote for parking lot resurface.
- Finish Line Services last estimate between \$17,000 & \$18,000, no pricing so far in 2022 (there will be an increase.)
- Large cracks in blacktop in need of repair (need to determine cost.)
- Tar cracks and seal, no leveling is done, repair work is separate deal.
- Need to act on these repairs provided cost not too high.



Treasurer Report – Chris Tabat

- End of February financial report.
 - Checking Account Balance: \$77,862.54
 - Net Current Assets: \$66,101.01
 - Accounts Payable: \$11,310.82
 - Prepaid Dues: \$11,761.53
 - Deferred Payables: \$5,000 - \$6,000
 - Adjusted Reserve Total: \$48,790.19
- Up \$30,000 over September.
- Increasing all Winter in reserves.
- Would like to see documented fixed asset inventory.
- Addressing Quality Heating estimate.
- One failed roof top unit and second partially functional.
- Chris Harmann commented that neither of the roof top units are not functioning.
- How are they functioning in the kitchen with units not operating?
- Proposal from Jona to replace two of the four inside units.
- More information is going to be needed before project proceeds.
- Justin has indicated that four interior units are functioning, only two units not functioning are roof top units (they cover back of house.)
- May annual lease is up, month to month thereafter.
- Chris Tabat reviewed gable painting proposal and no good through date received November 30th, Justin to follow up with painter.

WEL Management Team Update - Justin Behling

- FYI, April 11th & 12th pool will shut down for cleaning.
- April notice will be sent out for owner storage units.
- Prices to be \$25 - \$40 depending on size.
- Lottery for owners, leases to start July 1st, 2022.
- Karen's last day yesterday (April 1st, 2022.)
- Small retirement/going away party for Karen in April or May, cash bar with Hors D'oeuvre.
- Email would be sent out to association as to who would attend.
- Will need picture write up in next newsletter.
- Management team will draft up announcement of the party for the board to review before sending.
- Management team to evaluate date.
- TV system upgrades, construction done but no installation date.



Updates on Workshop Task List

- Cleats have been ordered for Duck Lake side, once the docks go out the cleats will be installed (May.)

Architectural Control Committee Updates

- Working on balcony and decks with Chris Harmann to have stain available.
- Balconies are individually owned, not common element, deck is.
- Association to have common stain available for unit owners.
- Same product is used throughout the entire property.
- Interior renovation application for Vilas County does not require permit (unless structural.)
- Owners can install their own flooring.

Update Revisions to WELCA Rules & Regulations

- New rule on flooring for second floor units ARC committee to submit to board for approval.

WELCA Spring Clean Up Check List

- Conversation for needed repairs of outside maintenance.
- ARC committee responsible for walking property to point out spring cleanup items.
- Tim, Justin, and Chris Harmann will take walk around grounds to point out spring cleanup items.

Wild Eagle Lodge Google Drive

- Chris Tabat has assembled information on use of Google Drive.
- We should maintain as much information as possible on Google Drive.
- Contact Chris Tabat with any questions.

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

Meeting adjourned.

Submitted by

Elaine Graf, Secretary.