



## Wild Eagle Lodge Association Board

Meeting Minutes

**Location: Microsoft Teams**

**Date: 4-30-22**

**Time: 10:01 AM**

**Attendees:**

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

**Absent:**

NONE

**Approval of minutes April 2<sup>nd</sup>, 2022**

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

**Presidents Report – Tim Wolfe**

- Association bylaws have us conducting audit every two years.
- Chris and Tim had preliminary discussion with accounting firm at possibility of conducting audit for us.
- The firm has requested for some of our governing documents and financial information.
- Requested confidentiality agreement before we will release any information.
- Looking for board's approval to enter into the confidentiality agreement so we can receive a quote for their services.
- Chris Tabat made a motion to approve, second by Mike Ermi (all in favor, zero opposed.)
- Any owners who are CPAs are encouraged to reach out to the WELCA board for general CPA questions.
- Chris and Justin met with insurance broker to review our coverages to make sure we have enough coverage in case of catastrophic event.
- Broker has recommended increasing values on the buildings.
- They also made suggestion to increase deductible from \$2500 to \$5000 for additional savings (all subject to board approval.)
- Board looking at options to make sure there is sufficient replacement coverage.



### **Treasurer Report – Chris Tabat**

- First Quarter Financials.
  - Checking Account Balance: \$89,503.03
  - Net Current Assets: \$76,655.50
  - Accounts Payable: \$15,121.83
  - Prepaid Dues: \$12,847.53
  - Reserve Total: \$61,533.67 (increase of \$6,743.48)
- Over past three years March has been most profitable month for WELCA.
- Based off history our reserves to maintain or decrease slightly over next six months.
- No deferred payables, so numbers should be accurate.
- Mike Ermi made motion to accept Treasurer Report, seconded by Brent Lidwin (all in favor, zero opposed.)

### **Update Revisions to WELCA Rules & Regulations (Unit Renovations) – Chris Tabat**

- Circulated and reviewed by members.
- Any questions by members on the modified rules and regulations?
- No questions were asked.
- Mike Ermi made motion to accept, seconded by Elaine Graf (all in favor, zero opposed.)

### **WEL Management Team Update - Justin Behling**

- Majority of ice is gone, waiting to get on roof of Blue Heron.
- Cable installation completed April 29<sup>th</sup>, one or two issues in a couple of rooms.
- Some rooms had TVs without HDMI ports.
- If people want additional box, there will be a flat fee charge of \$6.50/month for programming plus \$5.00 per cable box, Chris Tabat made motion that additional fee of \$5.00/box should be paid by owner, seconded by Elaine Graf. (all in favor, zero opposed.)
- Charter internet is being billed wrong, getting five building for free, have been contacted three times but no response.
- Justin suggested getting in email for documentation.
- Should Wild Eagle Lodge flag at entrance be replaced? (Contact Jim or buy from Amazon)
- Up to three-year cycle for septic inspections and pumping, Justin contacted septic service (\$4,000 cost.)
- Looking at bids for cable painting, no firm bid, bid range so far \$10,000 to \$18,000, potential completion date of June.



### **Updates on Workshop Task List – Tim Wolfe**

- Tim suggested focusing on list and knock out as many as possible by next month.

### **Update on Asphalt Seal Coating**

- Looking at patching cracks to eliminate future damage then sealing next year.
- Chris & Justin recommend hiring professional.
- Chris Grebe to check with Finish Line Services to do some maintenance work.

### **Non-Operational Cameras**

- Currently all exterior building cameras are out (wires cut, converters bad, etc.?)
- Internal camera's (pool area, bar area) are all functioning.
- Brent & Justin are looking into potential repairs.

### **Update on Blue Heron HVAC System**

- Quality Heating onsite and confirmed dining room items working fine, big part of problem was exhaust fan in kitchen.
- Not exhaust fan, just two-foot hole with fan stuck in it, this was a contributing factor to heating/cooling issue.
- Quality Heating does not install exhaust fan systems.
- Chis Tabat placed calls with several HVAC companies for possible solutions.
- Blue Heron LLC established May 1, 2018, lengthy discussion on inventory, liquor license, and leases.

Tim proposed next meeting Saturday, June 4<sup>th</sup>, 2022, 9AM to 10:30AM Central Time via Microsoft Teams,

Meeting adjourned.

Submitted by

Elaine Graf, Secretary.