



Wild Eagle Lodge Association Board

Meeting Minutes

Location: Microsoft Teams

Date: 6-4-22

Time: 9:01 AM

Attendees:

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

Absent:

Chris Grebe

Approval of minutes April 30th, 2022

- One minor change, Motion made by Mike Ermi to approve, second by Elaine Graf.
- All in favor, zero opposed.

Presidents Report – Tim Wolfe

- Have agreed to move forward with gable painting via email with Sunbow Painters from Appleton WI to paint 16 gables total for sum of \$13,865.00.
- Anything on management companies side the sum would be attributed to them.
- A formal approval of gable painting, Chris Tabat made motion to approve, Mike Ermi seconded, all in favor.
- Confidentiality agreement has been signed with accountants and we are in discussions for a prospective audit, they are evaluating those materials now.
- Everything is uploaded to CLA's secure website and received confirmation email.
- We should have a proposal ready by the next meeting.
- Last item was a question regarding two very large events held outdoors, when events like this are taking place, why aren't they being brought to the board for approval?
 - Dueling pianos Justin thought it was brought to board attention by Dean.
 - Weddings & fishing events never brought to boards attention in the past.
- Concerning matter that will need further discussion, large events being held on common property that belongs to association, causing wear & tear on the grounds (not being compensated.)
- This needs to be a discussion point in the future because the association absorbs all cost with no compensation.



- Chris Tabat commented on large groups taking over grounds causing inconvenience to renters and owners.
- Mike Ermi commented that noise level goes on past midnight on some of the large events.
- Elaine Graf questioned that some compensation went to the association in the past, Justin commented not to his knowledge.
- This item will be on board's future discussion list.

Treasurer Report – Chris Tabat

- Financial Numbers:
 - April 30 checking account balance: \$96,350.99
 - Prepaid dues: \$15,511.53
 - Net current assets of \$80,839.46
 - A/P of \$15,429.68
 - Gross Reserves of \$65,409.78
 - Increase of \$3,876.11 over course of month
 - Committed expenses not realized of \$4,000 (septic cleaning.)
 - Gable painting \$14,000.00.
 - Pavement repair will bring us down to \$17,000 in reserve.
 - Audit approximately \$5,000.
- Taxes have not been officially filed; Northland filed for an extension for 2021, sent emails to Dave Z & Northland with no response.
- Based on Blue Herron lease, could we jeopardize our nonprofit status? (Chris Talbot)
- Tim suggested if money invested back in property, we should be ok.
- Justin indicated with previous experience at another location, they made money and did not affect nonprofit status.
- Need to budget \$2,500 for cleats (Brent Lidwin.)
- Association did reimburse management company for cleats, labor not tracked (Justin Behling.)
- Asphalt resealing scheduled for spring of 2023, preference is May or June.
- Chris Tabat made motion to move forward with resealing in 2023, Elaine Graf seconded, passed unanimously.

WEL Management Team Update - Justin Behling

- \$7,100 to have septic pumped in 2022, required by DNR amount has been paid. (\$6,300 in 2019)



- Dock cleats will be going in this week.
- Flowers purchased for property will go in on Monday, cost slightly over \$900.
- Storage units have been assigned, owners have been notified, rental starting on July 1st, 2022.
- Tree cleaned up, filled in hole, called lumber jack service to grind up tree and take care of brush pile.
- New sand brought in for beach area.
- Association to find out of mulch can be used on property.
- Flags are up at the entrance.
- Still working with Charter regarding three to four boxes that we were shorted, just a few issues after firmware upgrade, otherwise positive comments.

Updates on Workshop Task List

- RTUs at Blue Herron are controlled by one thermostat (the one in storeroom.) – Chris Tabat
- Future property activities will be listed on owner’s website (resort events.) – Chris Tabat
- This will be highlighted in our next newsletter.

Non-Operational Cameras

- Brent & Justin are looking to purchase two underground converters.
- Justin believes he has one of the existing converters working again.
- Brent estimates \$20,000 to equip all four locations with wireless access.
- First cameras for property were at main lobby (June 2006.)
- Additional cameras were added for added security (poor quality.)
- Question as to why cameras were installed (vandalism, etc.), will investigate issue from past minutes.
- Tim strongly recommends increased budget to allow for higher end cameras, but this would not be in 2022 budget, will review for 2023.

Spring Clean Up

- Justin has addressed this previously by contacting tree service and purchase new flowers.
- Chis approached by unit 238 owners with a problem.
- Mike S resigned from the maintenance crew, no replacement but in the process of hiring.



- This approached by unit 238 owners with a problem with outdoor faucets (frozen up from non-use, need to be replaced.)
- Light pole to be straightened.
- Chris Tabat to donate power edger for use on the grounds.
- Downspout not connected on unit.
- Entrance fencing boards are damaged, wood is rotted and needs to be removed or replaced (cost involved.)
- Outdoor pool deck needs painting.
- Talked about thermostat with Chris Harmann.
- Cleats are in, waiting to install on duck lake.
- Lights on walking paths not lit (may be caused by cracked wire and/or age.)
- ARC to come up with recommendations to take care of outdated landscaping, etc., and propose budget.

WELCA Fixed Assets Inventory

- Reconciled list Justin prepared with tax filing (working document.)
- Both Chris and Justin have been working on fixed assets spreadsheet.

WELCA Welcome Packet for New Homeowners

- Elaine constructing welcome packet for new owners, Tim wrote welcome letter from the association.
- Available to all newcomers who are going to be part of our community.

Gas Grill Issues

- Can a gas grill be put on the parking lot side of the condo?
- Currently we have nothing but Weber grills.
- There is a 10-foot requirement from the building to be doing any type of cooking.
- Currently there is only one charcoal weber for upper two units (each lower has their own.)
- If an owner brings gas grill it will need to be secured so renters don't use it.
- Where will the gas grill owners store the tanks?
- No grills of any type on second floor patios (fire violation.)
- Justin will verify code for electric grills on second floor units.
- Justin suggested putting reminder labels on grill that they need to be ten feet from building.
- This will be an ongoing discussion.
- Tim will address issue with unit owner who raised question regarding gas grill.



WELCA Reserves Analysis

- Tabled until next month.
- Review and get back to Chris with questions.
- ARC committee to do walk around grounds and do evaluation.

Tim proposed next meeting Saturday, July 2nd, 2022, 9AM to 10:30AM Central Time via Microsoft Teams.

Meeting adjourned.

Submitted by

Elaine Graf, Secretary.