



Wild Eagle Lodge Association Board

Meeting Minutes

Location: Microsoft Teams

Date: 7-2-22

Time: 9:15 AM

Attendees:

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

Absent:

Chris Grebe, Justin Behling

Approval of minutes June 4th, 2022

- One minor change noted & corrected, motion made by Mike Ermi to approve, second by Chris Tabat.
- All in favor, zero opposed.

Presidents Report – Tim Wolfe

External Audit

- After reviewing bylaws section 9.02 indicate the association should have an audit at least every other year.
- Should be reviewed by audit committee selected by the board of directors.
- Have not been able to locate records suggesting audit performed in the past, this would be first time to do so.
- The board will constitute the audit committee.
- Motion for the members this board to constitute committee for purposes of any audit conducted 2022, motion by Chris Tabat, seconded by Elaine Graf (all in favor.)
- Audit committee consists of Tim Wolfe, Mike Ermi, Chris Tabat, Elaine Graf, Brent Lidwin.
- Board has appointed audit committee.
- Chris Tabat and Tim spoke with CLA (CliftonLarsonAllen) for proposed audit.
- Governing documents provided by Chris Tabat along with basic financial information.
- No prior audit completed; initial audit will carry higher price.
- Firm will make sure we will have best practices in place and how to maintain records properly.
- Audit cost is not insignificant given modest budget, cost would be between \$11,500 - \$13,650.



- Sizable cost for association, open for discussion.
- No professional accounting knowledge on board.
- Chris Tabat would like to see the audit done sooner than later, because new board would like to see where we are at financially.
- Good time with Karen retiring and Justin taking over – Chris Tabat.
- Both friend from Milwaukee & Northwoods Accounting recommended CLA – Chris Tabat.
- Tim thinks CLA will give good counsel with good structure on management agreement.
- 82% of the condos are in the rental program – Brent Lidwin.
- 50% of 82% are private owners, 32% is Chris Grebe and his condos – Brent Lidwin.
- 18% of the condos not in rental program – Brent Lidwin.
- Brent had questioned where 50-50 split goes (Karen & Justin’s labor, front desk.)
- Part of what board is paying is part of those fees as well (is there double dipping for services provided.)
- Tim proposed to make motion to retain CLA for purposes of conducting audit, motion by Brent Lidwin, seconded by Mike Ermi (all in favor.)

Dryer Duct Cleaning – Chris Tabat

- Brought up at past meetings, should this be added to task list?
- Several owners have recently brought up (technically owner’s responsibility.)
- Maintenance should make accessible for owners to clean.
- Issue is a potential fire hazard (many more washers & dryers on property.)
- Put out to owners as an awareness – Tim Wolfe.
- Mandated by management company that all units equipped with washers & dryers.
- Tim will raise questions with management team as to what has been done in the past.

Blue Herron LLC & Blue Herron Lease Update – Tim Wolfe

- No new information for Blue Herron LLC (operates liquor license.)
- Need to know what arrangement is between Blue Herron LLC & Blue Herron Lease (Dean.)
- Would like to know more of what’s going on with Blue Herron LLC.

Unauthorized Events Held at Wild Eagle Lodge – Tim Wolfe

- Meeting with Dean regarding unauthorized events and what future events will look like.
- Open discussion.

Financial Aspects of the Management Agreement – Chris Tabat



- Researching management agreement considerations.
- Further details provided on Google Docs.

Spring Cleanup Update – Mike Ermi

- ARC committee did ground walkaround, most tasks have been completed.
- Mulch added to landscaping.
- Cleats added to docks.
- Coating in pool area needs resurfacing.
- Exit doors in pool area need attention.
- Firepits look good, wood restocked.
- Need more handicapped spaces, are we in ADA compliance? (Mike Ermi to investigate.)

Ice Box – Tim Wolfe

- Change vendors.
- Raise price to \$3.00 per bag.

Tim proposed next meeting Saturday, August 6th, 2022, 9AM to 10:30AM Central Time via Microsoft Teams.

Meeting adjourned @ 10:36 AM

Submitted by

Elaine Graf, Secretary.