



Wild Eagle Lodge Association Board

Meeting Minutes

Location: Microsoft Teams

Date: 8-6-22

Time: 9:00 AM

Attendees:

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

Approval of minutes July 2nd, 2022

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

Management Team Update

- Bad well – alternative solution is to go to three tank pressure system (\$100 more than two tank system) ballpark cost \$6,500.
- Open for discussion, Chris Tabat not in favor of above ground option due to climate concerns.
- Elaine questioned if well & septic reports are done when units change hands.
- Motion made by Mike Ermi to spend \$6,500 for alternative system on Wood Duck Building, seconded by Chris Tabat, all in favor, zero opposed.

Presidents Report – Tim Wolfe

- No new business besides what is on the agenda to be discussed.
- In touch with Ryan Ritchie, project lead for audit, and introduced Ryan to Justin to begin the process of the audit.
- Preliminary meeting on Monday morning or early afternoon.
- If any additional information is needed, he can reach out to board.
- Ryan knows the Board's desire to have the project completed sooner than later.



Treasurer's Report – Chris Tabat

- June 30th checking account balance: \$92,675.95.
- Accounts Receivable: \$12.00.
- Prepaid dues: \$13,105.53 for net current assets of \$79,582.42.
- Accounts Payable: \$20,431.76 for reserves of \$59,150.66 (decrease of \$4,874.20.)
- Future committed expenses not realized include:
- Audit of Association financials as required by Article 9.02 of our ByLaws: \$13,650, currently in process.
- Gable painting, late summer 2022: \$13,865.
- Parking lot, driveways, and path repair, sealing and striping, which will likely be a 2023 budgetary item: \$29,799 - Total: \$57,314.
- Net available reserves: \$1,836.66.
- External audit – CLA working with Justin for additional information.

Management Agreement

Events Proposal – Weddings: The management company does not have any authority to run weddings on the common areas of the Condominium without Board approval. The Board has questioned the management company about running unauthorized weddings and has advised the management company that prior approval is needed and that precautions are needed in order to protect WELCA as an organization as well as WELCA's property. In response to the Board's directive to the management company, the management company has made a counter-proposal to the Board concerning the management company's events held on WELCA property. The management company's proposal includes:

- a percentage of revenue from the events
- What income this will mean for association based on percentages.
- Justin estimates between \$5,000 and \$5,200 revenue per year.
- Does not include any revenue direct from Blue Herron. Weddings permitted between May 1 and Father's Day, then resuming in August until second weekend in October, black out days Memorial Day, Labor Day, and Cranberry Fest.
- Maximum of six outdoor weddings per calendar year, ending at midnight.
- Association gets 25% of site fee and any rental fees that group would use (E.G. Fire Pit, \$500.)
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- The Board has taken the matter under advisement.



Events Proposal – Non-Guest Events

- Ticket events – 10% of tickets sold back to association.
- Justin estimates \$5,000 to \$5,200, not including anything from Blue Herron.
- Tim suggests association gets minimum number.
- Two events per year maximum.
- Eight weekends a year combined between weddings and non-guest events.
- All onsite events should be subject to these rules.
- Greater communication with WELCA board, what to do with security & parking.

Blue Herron / Dueling Pianos – Tim Wolfe

- Tim had discussion with Dean that WELCA will be looking for him to satisfy the terms has Board has imposed for holding events on WELCA property, Dean is still working on this, deadline is now Wednesday. [Postscript: The conditions were not satisfied and the even was move inside the Blue Heron.]
- Expectations have been made clear to Dean (Anchor Hospitality LLC.)
 - Prior written approval from us.
 - Full release and assumption of liability.
 - Parking & security plan.
 - Proof of event insurance.
 - Payment of \$1000 to WELCA.
- WELCA board will not be assuming any liability for these events.
- Only allowed space for functions adjacent to Blue Herron and not elsewhere on the WELCA property..

Management Agreement Discussion – Tim Wolfe

General Services of WELCA

The Board discussed the management company’s proposed changes to the management agreement between WELCA and Wild Eagle Lodge, LLC, and formed terms of a counterproposal to be discussed with the management company. A new agreement will help to clear up expectations between the parties. The Board would like to conclude this process expeditiously in order to prepare the 2023 budget.

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Postal Service Items – Mike Ermi

- Postal service boxes are being raised as a question again.
- Adding postal box would take front desk personnel out of handling owner mail.
- Federal crime to be handling any other person's mail.
- Slot for every unit, 78 slots communal mailboxes (Mike Ermi to review options & costs.)

Preparation for annual owners meeting and 2023 budget – Chris Tabat

Blue Herron lease update still under discussion with Tim & Dean

Miscellaneous

- Candidates to provide bios and a photo so people know who they're voting for.
- Checking with Chris Harmann if cleats backordered came in, has not heard back.
- Issues with cameras, Brent needs to speak with Justin.
- Dock proposal from Chris Tabat and Brent Lidwin would be a benefit for the association, submitting to DNR for approval.
- Once approved seek estimate for additional docks.
- Everybody in agreement to move forward to getting DNR approval.

Tim Wolfe proposed next meeting Thursday, September 1st, 6PM to 7:30PM Central Time via Microsoft Teams.

Meeting adjourned @ 10:41AM

Submitted by

Elaine Graf, Secretary.