



Wild Eagle Lodge Association Board

Meeting Minutes

Location: Microsoft Teams

Date: 9-1-22

Time: 6:00 PM

Attendees:

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

Absent:

None

Minor correction made by Tim Wolfe to August 6th meeting minutes, will be distributed and approved via email.

- All in favor, zero opposed.

Management Team Update

- Brought to boards attention some plumbing issues in the pool room, piping got thin due to mechanical room chemicals, Mike Ermi to verify what is happening, then looking into cost and possible solutions.
- Justin has been working with Ryan and providing necessary information and documents as needed.
- Dock permits – Justin planning on getting back in touch with DNR this week based off his workload with his audit.
- Annual meeting – Justin made request to be first to present, excuse himself, then return after meeting, the board is requesting that he be present throughout the meeting for questions.

Presidents Report – Tim Wolfe

- In touch with Ryan Ritchie regarding association audit, things are proceeding on schedule, getting good cooperation from management team, will have questions for board soon.

Treasurer's Report – Chris Tabat

- Last month by meeting time already had July month end numbers.
- Nothing new to report yet this month for August.



Management Agreement Discussion

- Tim has shared boards thoughts, comments, etc. to the draft that Justin had proposed, he's hoping to have a response back to the board after Labor Day weekend.
- Counter proposal includes language and financial considerations.

Blue Herron Lease Update \ Blue Herron LLC Update

- No new news on this topic.

Preparation for Annual Owners Meeting and 2023 Budget

- Waiting for management agreement to be solidified before we can do anything with the 2023 budget.
- Chris suggested putting \$10,000 in budget for unknown costs that come up throughout the year.
- Management agreement still in negotiations.

Preparation for WELCA Board Election 2022

- Board had discussion as to election process and calling for nominations
- Deadline for nominations will be October 17th.
- Tim Wolfe added that bios need to be included with nominations.
- Bios should be submitted via owner's portal.
- Discussion where annual meeting will be held, Tim will make arrangements with Blue Herron.

Wedding Events at Wild Eagle Lodge

- Several board members question the weddings due to noise, abuse to grounds, damage within units, parking issues, and not driving rentals.
- Board members will be looking for feedback from other owners.
- Suggest limiting number of weddings each year.
- Tim looking for input from owners both in and out of rental program regarding weddings held at WEL.

Additional Dock Approval

- Justin is optimistic that approval will be given for additional docks.



Postal Service Box Update

- Mike Ermi made additional contact with Postal Service and obtained proper forms.
- At this point Mike is still investigating options with Postal Service.
- Looking at possibility for smaller number of mailboxes for those owners on property full time.
- Mailboxes would not benefit association but could poll which owners would be interested (at owners' expense.)
- Mike to write up paragraph for future newsletter.

Miscellaneous

- Brent commented that cameras are still not working, concerns amongst board that it should be a higher priority due to potential damages.
- Cameras are essential to security of property.
- Brent to spearhead options and cost of what would be needed.

Tim Wolfe proposed next meeting Saturday, October 8th, 9AM to 10:30AM Central Time via Microsoft Teams.

Meeting adjourned @ 7:33PM

Submitted by

Elaine Graf, Secretary.