



## Wild Eagle Lodge Association Board

Meeting Minutes

**Location: Microsoft Teams**

**Date: 10-8-22**

**Time: 9:00 AM**

### **Attendees:**

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

### **Absent:**

None

### **Approval of minutes September 1<sup>st</sup>, 2022**

- Motion to approve by Mike Ermi, seconded by Chris Tabat, all in favor.

### **Management Team Update**

- No updates on pool, follow-up with Justin (pool looks in rough shape.)
- Sauna issues have been reviewed and corrected (Tim to check and report back.)
- Household heater in sauna, not industrial unit.
- Leak in pool room has been repaired.
- Spectrum having internet/cable issues throughout Eagle River area.

### **Presidents Report – Tim Wolfe**

- Management team & association still under discussion as far as the management agreement is concerned.
- Tim in discussion with management team on new proposed agreement, looking to get copy back to board for approval by mid-week.

### **Treasurer's Report – Chris Tabat**

- Link to 2023 budget has been emailed to board for review.
- Roughly around \$60,000 worth of repairs with septic repair and clean-out, well, etc., and gable painting.
- Almost double positive cash flow in budget (2022 vs. 2023) with no dues increase.
- Audit should be complete before annual meeting.
- Treasures report went out in September newsletter reporting positive cash flow.
- Roughly \$46,000 budgeted for large repairs.

### **Management Agreement Discussion**



- Still in negotiations.

#### **Discussion of 2023 Budget**

- Chris Tabat sent out in email for review.

#### **Blue Herron Lease Update \ Blue Herron LLC Update – Tim Wolfe**

- Mike & Tim meeting with Dean on Monday AM for further discussion.

#### **General Conversation**

- Suggestion to apply “Wet & Forget” to clean roofs of residue for better appearance.
- Chris Tabat to contact Chris Harmann for further investigation.

#### **Discussion for Annual Meeting Agenda – Elaine Graf**

- Elaine discussed agenda and how it should play out.
- Suggestions from board as to any input.
- Tim to give State of the Union address.

Meeting adjourned @ 10:19 AM

Submitted by

Elaine Graf, Secretary.