

# Wild Eagle Lodge Condominium Association

## 2022 Annual Meeting

1965 Wild Eagle Lane  
EAGLE RIVER, WI 54821

Lodge

1. Call to Order
  - 1:01 PM Tim called meeting to order
  - Intro of board
  - Mike Ermi
  - Chris Tabat
  - Elaine Graf
  - Brent Lidwin
2. Call Roll of Owners and certifying Proxies
  - Elaine called to order, Justin took attendance of owners
  - In person verse proxy
  - 54 members in person or by proxy
3. Proof of Notice of Meeting or Waiver of Notice
  - Notice was mailed
  - Recorded in record, Elaine verified notice was sent out
  - Required 51% of people here either by proxy or in person – forum to proceed with our business
4. Reading and Disposal of any Unapproved Minutes
  - None
5. Reports of Officers
  - 2023 Association Budget – Chris Tabat
  - Update on Association Audit – Tim Wolfe / Chris Tabat
6. STATE OF ASSOCIATION
  - 5 brand new board members
  - Thanks to Justin, General Manager, for handling all our questions and being patient
  - Talked about some of the things that occurred past:
    - Focused on level of communication
      1. Monthly newsletter – Elaine & Bob
      2. Facebook page – Colleen Wolfe
      3. Direct email account to board of directors – Chris Tabat
      4. Extensive update to associations rules & regulations
      5. Adding formal definitions to authority of the architectural review committee
      6. Bios for new board members
      7. Rental boats stored in less intrusive space
      8. Published updated owners list
      9. New accountant after Karen Maahs retired
      10. Sauna repaired
      11. Updated insurance portfolio
      12. Updated Gable Painting – Julie Grebe
      13. Worked with HVAC to complete Blue Heron with a low-cost repair (saving \$10,000 - Chris Tabat)
      14. New information owner's packet – Elaine Graf
      15. New planned cable TV upgrade – Justin
      16. Publish calendar of events on the owner's site – Justin & Chris Tabat
      17. New parking procedure for special events to minimize impact on owners
      18. Repair tennis court nets posts
      19. Septic system cleaning, replaced well pressure tanks Duck Lake side, replaced septic lift pump for Linx side

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20. Guidelines for laminate flooring use on second floor units
21. New events agreement
22. New lease with Blue Heron, financially more viable for association
23. Management agreement & budget, includes no dues increase and all done within budget

### THANK YOU TO THE BOARD

#### 7. IN PROGRESS

1. External Audit
2. Working with Dept. of Natural Resources to revise & expand boat docs to expand capacity – multiyear plan
3. Worked on replacement of dock mooring cleats – Brent Lidwin & Chris Harmann
4. Planned staining and repair of parking lot and staining stairways
5. Repair and replacement of pathway lighting
6. Project for individual mailboxes – Mike Ermi
7. Revisions to placement of snow fencing
8. Clear more walking paths for winter
9. Staining on Duck Lake condo roofs
10. More property projects within budget as it allows

#### 8. Reports of Committees

Chris Tabat – SEE BELOW

September 30th checking account balance: \$77,937.68

Accounts Receivable: -\$44

Prepaid dues: \$7,727.90 for net current assets of \$70,165.78

Accounts Payable: \$16,073.82 for reserves of \$54,091.96, or a decrease of \$15,145.05.

Major expenses paid this month:

Audit partial payment: \$8,400.

Balance of gable painting: \$6,933

DNR Dock permit: \$602

Well repair: \$5,825

Septic issues - partial payment: \$1,962.

Total: \$23,722, for a net operating profit of \$8,576.95

Future committed expenses not realized:

Balance of Audit of Association financials: \$5,250

Parking lot, driveways, and path repair, sealing and striping, 2023 budgetary item:  
\$29,799

Newly added committed expenses in September for Blue Heron and condo septic issues:  
placeholder estimates of \$7,000

Total: \$42,049

Net available reserves: \$12,042.96

No dues increase

Better cash flow than last year with new revenue streams

**Big Jim** wants to see budget numbers to approve

*Justin ran copies for all to review*

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Budget determinations monthly association fees

Well repair is not related to brown water in spring (for weeks)

Drained water heater, filled with muck (Linx Lake side) (129 – Looks like taken care of with filters in unit right in water heater – change every (coarse filter) changing depending on coarse or regular filter)

Pontoon storage fee income to association (different than last year) management team has historically stored pontoons on property

Offset via new fees, etc.

Management fees going up, inflationary rates going up which is putting pressure on management team Association is offsetting those fees by fewer shared cost on the property generating income bringing revenue to us by \$5 / unit / rental day going to association

Events held on property (weddings / comedy show, etc.) Event flat fee \$1,000 going to association

Additional revenue from pontoon storage

Costs that we are no longer incurring, \$24,000 cleaning/janitorial expenses

Limit on weddings & other events (6 weddings + 2 other events per year)

Will we pay for repair of wear & tear because of events

*Big Jim made motion to approve 2023 budget, Chris Grebe second (all in favor)*

### ARC Committee Reports

Thank you to last years committee, Mike Ermi, Elaine Graf, and Chris Bruno

Spent a lot of time this year, especially on second floor project

Elaine – if you do any renovation, please submit your applications to ARC committee, please be sure to submit your WEAR & IIC number (applications on owners' site), any kind of debris disposed of offsite, don't use on site dumpsters

In spring ARC committee & board walked grounds to see where improvements needed

Chris – again, talked about getting rid of junk and don't clog up dumpsters

Mike – spent a lot of time on second floor flooring new requirements, all information is on owners' site, reach out to ARC with questions

Big Jim Question – somebody already has hard floors in, but it's noisier than before, before this review, unit has changed hand three times (nothing in place), please let us know with unit numbers and we will be happy to investigate it

222 was on agenda to have flooring repaired, Justin – Everything has been done except master bedroom

### Tim (had skipped over audit information)

Hired Clifton Larson Allen (CLA) to perform audit

Audit of association finances every two years

First audit is running a little slow, once complete will then be shared with the association membership (hoping to be completed by today, still in progress)

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### 9. Election of Directors – SAME MEMBERS OF BOARDS

#### a. Election Results

##### **2022/2023 Board:**

Tim Wolfe  
Chris Tabat  
Brent Lidwin  
Mike Ermi  
Elaine Graf

##### **2022/2023 ARC:**

Mike Ermi  
Elaine Graf  
Brent Lidwin

*QUESTION – What is term of boards? One year term*

Would be a cumbersome project because it would cause change to by-laws

Chris Bruno has not committed for next year ARC

### 10. Unfinished Business

#### a. None

### 11. New Business

#### a. Management Agreement and Blue Heron Lease – Tim Wolfe

1. New five-year lease (sample food is excellent)
2. Did not want to go into final detail (will be in portal)
3. Effective for one year
4. Increase in fees
5. Reduced expenses
6. Auxiliary agreements (e.g., \$5 agreements, boat storage, & event fees)
7. WEDDINGS – MANY COMPLAINTS, working with Justin, limiting number of weddings to six, ending at 10 pm. Problems with DJs (Justin talked to them), this year will be a test.
8. Sparse rentals, will be evaluated
9. Guests gave staff a lot of grief

#### b. Post Office Boxes – Mike Ermi

1. Early stages
2. Jim & Mike met with post office
3. “Cluster Box” would be at expense of unit owner
4. Forms were available at the meeting or contact Mike directly
5. Own key for specific box
6. Recommended 16 box to start (\$1,235) (w/ slab \$100 per unit owner)
7. Still some red tape to get through
8. USPS approved boxes
9. All units would have address (they do not know.)
10. Would be able to forward mail (no fee)
11. Effects few people – not an association expense (Tim)

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- c. Dock Expansion - Justin Behling
  - 1. Plan for a dock expansion / wear & tear on docks
  - 2. Can go from 39 to 60
  - 3. Double docks on Duck Lake only
  - 4. Will not lose beach
  - 5. Rent to owners for additional revenue
  - 6. DNR permit good for 2 -3 years, can file extension.
  - 7. Opposition to number of docks (DNR said you had your chance)
  - 8. Was approved before, why didn't it get done – straight out, hard to park boats with wind, trees had to be replaced, blocked view of lake
  - 9. Looks like association would go with it
  - 10. Paths would be available through bushes to get to dock
  - 11. Muskie tourney – people could not get to their own dock
  - 12. Looking at both aluminum and wood dock – Question from Brent
  - 13. How many docks would be needed to alleviate peak need (Justin – 10)
  - 14. Go ahead – go large but can scale back
  - 15. Work hard so beauty would not be affected assuming we can do this on a 5–7-year approach, would all members of association be interested in moving forward
- d. New questions submitted
  - 1. Will existing docks be repaired – work with Chris & Justin to make repairs
  - 2. Existing wood furniture getting old – will be looked at in 2023 to be repaired
  - 3. Kayaks are not associations (they are dwindling)
  - 4. Do something about boats\trucks that take up four five parking spots

Meeting adjourned at 2:20 PM, all in favor

Submitted by Elaine Graf, Secretary, Wild Eagle Lodge

November 14<sup>th</sup>, 2022 motion made by Chris Tabat via email to proceed with parking permits and trailer tags.

Board to approve signage for the front entrance to the effect of “private property – vehicles, boats and trailers by permit only beyond this point.”

Expense authorization to spend \$1000 plus the cost of the tags which will be a periodically recurrent expense. All in favor via email.