



## Wild Eagle Lodge Association Board

Meeting Minutes

**Location: Microsoft Teams**

**Date: 1-21-23**

**Time: 9:00 AM**

**Attendees:**

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

**Absent:**

None

**Approval of minutes November 5<sup>th</sup>, 2022**

- Motion to approve by Chris Tabat, seconded by Brent Lidwin, all in favor.

**Management Team Update**

- Reminders out to unit owners regarding new process for parking tags, see February newsletter for reminder notice.
- No winter issues to report on.
- Maintenance is doing a good job on snow removal.

**Presidents Report – Tim Wolfe**

- Completion of audit this week.
- Group must be diligent reviewing reports Justin sends in.
- Recommends looking at plan for providing long term future improvements.
- Third party vender to come to property and do walk through (plan long term improvements.)
- Association has to financially plan for long term improvements.
- Tim will follow up with third party recommendations.
- QuickBooks revealed old board members still have access to application was corrected.
- Fixed assets are too inclusive, Justin & Chris to revise list for association.
- Tim will comment on audit in February newsletter.
- Reports will be posted on owners' site once available.
- Insurance policy coming due, looking to make sure we have adequate coverage.
- Tim & Justin to meet with insurance broker to get overview and make sure all bases are covered.



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

- Downloaded bank statements on Google Drive.
- December 31st checking account balance: \$91,883.46.
- Accounts Receivable: \$2,252.46.
- Prepaid dues: \$10,873.90 for net current assets of \$83,262.02.
- Accounts Payable: \$17,490.21 for reserves of \$65,771.81 or an increase of \$8,602.78.

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.
- Total: \$35,049
- Net available reserves: \$30,722.81.
- Need to engage accountants for 2023, proposal to stay with Northwoods for completion of 2022 taxes (Chris to get price quote from Northwoods.)
- CLA will be independent auditor and will complete an audit every two years – per declaration.

### **Trash Contract Proposal – Chris Tabat**

- Justin received proposal from Waste Management for \$200 per month price reduction (3-year extension.)
- Motion to sign extension and remain with Waste Management by Elaine Graf, seconded by Mike Ermi, all in favor.
- Chris to contact Justin.

### **Dock Layout Discussion – All Board Members**

- Justin made recommendations primarily focused on 39 dock issues.
- Looking at what we can do within our current allowance without adding additional work.
- Concern is mediation work that will need to be done on the shoreline (biggest prohibitive cost item.)
- Put global plan in place – suggested a six-step plan to help guide us and gain input from all the owners.
- Having this type of structured approach will make sense for expansion.
- Checking what options are best and being fiscally responsible and allowing us to get more use of the docks.



- Chris & Brent elected to spearhead the committee.

### **Buoys – Brent Lidwin**

- Brent to contact Eagle River Chain of Lakes Association to check on buoys.
- Contact sheriff's department and ask for additional reinforcement during the busy season.

### **Epoxy Coating – ARC Committee**

- Chris & Carol Tabat are looking to add epoxy coating on their concrete patio area.
- Board opened discussions regarding concerns.
- Reasons for completion are maintenance, easy to keep clean, and durability.
- Discussion on basic color or clear coat if available.
- Product will need UV protection.
- Chris proposed concrete grey with clear coat overlay.
- Epoxy coating to be tabled until further details and options are available.
- Chris to further evaluate in July when he is back on site.

### **Signage for Parking**

- Proposal to move forward on purchase of signage with additional cost of \$75 per sign, Mike motion to approve, Chris seconded, all in favor.
- Elaine will touch base with Justin on signage.

### **EV Charging and Secure Parking Lot Outlets**

- Open item for discussion.

### **Schedule Asphalt Sealcoating for Completion In Spring**

- Shooting to schedule for end of May.
- Justin to line up with contractor.

### **Clearing Walking Paths During Winter**

- Discussed earlier in meeting and no further action needed.

### **Cleaning Off Stained North Roofs on Duck Lake Condos In Spring**

- Product name is "Wet & Forget IT."
- Chris Tabat will talk to Chris Harmann and try in spring.
- All roofs may be completed with the product.



### **Staining Of Parking Lot Stairways**

- Tim to check management agreement regarding deck staining and follow-up with board.

### **Resort Calendar on Owners' Site**

- Justin to update on a regular basis and include Blue Heron events.

### **Swimming Pool Updates**

- Board to keep on list for further discussion (when funds available for improvements.)
- How often is well water tested?
- Checking with Justin on most recent water testing.

Next meeting, Saturday, February 25<sup>th</sup> @ 9 AM

Meeting adjourned @ 10:35 AM

Submitted by

Elaine Graf, Secretary.