



Wild Eagle Lodge Association Board

Meeting Minutes

Location: Microsoft Teams

Date: 2-25-23

Time: 9:02 AM

Attendees:

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

Absent:

None

Approval of minutes January 21st, 2023

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

Presidents Report – Tim Wolfe

- Insurance renewal date is April 30th.
- Reviewing building increases from last year.
- Audit was published on owner's site and February newsletter.
- Tim has not received any questions or concerns from owners regarding content.
- Justin reached out to Tim regarding fees for selling units on cost to produce material that might be needed for unit sale (transfer fee.)
- Tim will set up a meeting with Justin this week to review options.
- Elaine will join the discussion regarding transfer fees with Justin & Tim.
- Tim reached out to CLA to request the name of an individual who they worked with before regarding long term planning & reserve studies so we can put together plans for future improvements.
- Received name of company Reserve Advisors out of Milwaukee (reserveadvisors.com) contact person's name is Megan.
- Winter parking is under control using the back parking lot.
- Mike experienced a few issues and contacted the front desk (Duck Lake parking side.)
- Tim will check on exterior stair staining.
- Chris recommended recap on projects and who will be working on them.



Treasurer's Report – Chris Tabat

- January 31st checking account balance: \$97,957.31.
- Accounts Receivable: \$2,582.16.
- Prepaid dues: \$14,574.90 for net current assets of \$85,964.57.
- Accounts Payable: \$16,889.51 for reserves of \$69,079.56 or an increase of \$3,303.25.
- We paid the balance of the audit expenses in January, \$5,250, resulting in a total increase in reserves of \$8,553.25.
- Future committed expenses not realized:
- Parking lot, driveways, and path repair, sealing and striping: \$29,799.
- Total: \$29,799
- Net available reserves: \$39,276.06.
- Chris spot checks statements monthly.
- VRBO global contracted individual's pay daily resort fee (exceptions?)
- Chris will be speaking with Justin on this issue.

Dock Layout Discussion – All Board Members (Chris & Brent)

- Both like the plan Justin laid out with 39 approved spaces.
- No shoreline mitigation.
- DNR will still have some other requirements for us.
- Justin will have a fair amount of work to take it to the next level.
- What are the odds of getting anything done this year? (may be 2024 or 2025.)
- Nothing can be done to add more docks prior to the new layout & design?
- We may be down docks unless we can do full implementation at once.
- Pier Of D'nort will build docks and our maintenance crew will install and remove which will save money.
- Board to check on cost, all estimates at this point.
- Need DNR approval, contractors to build, where is money coming from? (Three Parts.)
- Next steps are communication of proposal to owners in newsletter and on owners' site.
- Looking at options of phased implementation or one and done project.
- Tim suggested either/or proposition.
- Durability and aesthetics will matter.
- Pier Of D'nort dock system is what's being looked at.



Buoys – Brent Lidwin

- Need approval from DNR to place buoy in water.
- DNR marks them with GPS location, Eagle River Chain of Lakes Association puts them in the water.
- Justin to add buoy for approval (part of dock implementation.)
- Brent to get in touch with the sheriff for presence on the north part of Duck Lake.

Quality Heating – Brent Lidwin

- Has been working with Jonah (Quality Heating) on group price for replacing furnaces.
- Based off information they do not offer group discounts.
- They need to see individual units to make sized right for appropriate space.
- Brent is doing further investigation.

ADA Compliance for Hot Tub – Chris Tabat

- Open project.

Further Discussion Items

- Security cameras – Brent will discuss with Justin.
- Brent is looking at wireless backhaul solutions.
- Roof cleaning on Duck Lake side (Chris to test.)
- Staining of parking lots (Tim to check into for next meeting.)
- Dryer Vent cleanout - Elaine looking into cost and what would be entailed, agreed that this would be hired out.
- Mike Ermi will be pursuing mailbox issue when he's back in Wisconsin.

Next meeting, Saturday, April 8th @ 9 AM

Meeting adjourned @ 10:32 AM

Submitted by Elaine Graf, Secretary