



## Wild Eagle Lodge Association Board

Meeting Minutes

**Location: Microsoft Teams**

**Date: 4-8-23**

**Time: 9:00 AM**

**Attendees:**

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

**Absent:**

None

**Approval of minutes February 25<sup>th</sup>, 2023**

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

**No Management Team Update**

**Presidents Report – Tim Wolfe**

- No recommendations on annual insurance renewal.
- Checking with the broker if we don't hear by Wednesday of this week.
- Charlie Berens event in September not yet confirmed (higher cost than last year.)
- Wisconsin Supper Club Chasers is a web group who go to supper clubs throughout Wisconsin, Blue Herron may be busier than usual that night.
- Justin will be made aware these events are posted on the internal calendar.
- Open discussion by the board regarding a transfer fee when properties transfer ownership.
- Justin had requested a \$150 fee for buyer documents created.
- If we as a board are inclined to approve this transfer fee, we should put it on the agenda for a vote next month.
- Tim to review statutory limit on the transfer fee.
- It would be ok if we were to put up extra disability markers in the parking lot without doing any restriping.
- Work to be done for lift in hot tub.
- There have been mice found in a unit in building A, management company already has contract with pest control company to address these issues.
- Justin to speak with them regarding outside baiting for mice (trying to be proactive.)



- Since last fall there have been three septic pumps failures (F, 2- E), these have been dealt with on a quick emergency basis.
- All septic pumps are approximately the same age.
- Recommendation by maintenance is to replace them all.
- All About Septics and Soil Testing came in with a bid of \$13,900.
- The bid from H & H Septic came in at \$14,950.
- Chris made a motion to use All About Septic and Soil Testing to replace septic pumps, Elaine seconded, all in favor.

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

- Approximately \$5,000 for replacement of lift pump.
- Approximately \$14,000 to replace remaining lift pumps, leaving us approximately \$28,000 in reserves.
- Justin did confirm that the global units are paying a \$5.00 per day resort fee.
- Elaine had suggested to have emergency pump on hand (Justin to investigate it.)
- February 28th checking account balance: \$107,795.01.
- Accounts Receivable: \$1,729.21.
- Prepaid dues: \$13,025.90 for net current assets of \$96,498.32.
- Accounts Payable: \$21,878.57 for reserves of \$74,619.75 or an increase of \$5,544.69.
- Future committed expenses not realized:
- Parking lot, driveways, and path repair, sealing and striping: \$29,799.
- Septic lift pump replacement - Lazy Lynx building: \$3,200.
- Total: \$32,999
- Net available reserves: \$41,620.75.

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

- Owners have been notified with dock expansion via email, Facebook, and owners' site.
- Mostly all positive feedback received.
- Concerns & questions noted.
- Board along with Justin will work on next step for completion.
- Feedback for general design was positive.
- People preferred straight launch dock over L-shaped dock.
- Based off feedback permanent bench for fishing not favorable to most.
- Thirty-four-foot dock launch is what board is recommending
- The board recommended Justin moves forward with 34-foot launch dock (design as is.)



- Brent recommends adding one more extension to each one of the docks, this will allow less damage from the larger boats to the docks.
- Chris checked with Incredible Bank for line of credit to help finance dock expansion.
- The board agrees we don't want to run funds too low, especially with unexpected expenses.
- **Estimated** cost is roughly \$90,235, if extending each dock will bring cost up to about \$100,000.
- Close to having funds available but would deplete money in reserves.
- Blue Heron or housekeeping building would be collateral for line of credit through Incredible Bank, both physical structured owned by association.
- Incredible Bank recommended using Blue Heron because it is revenue generating.
- Chris checking the by-laws to make sure the association can borrow money.
- Chris and Brent will work with Justin on DNR approval.
- Tim gave OK to move forward in securing line of credit for dock work, Chris T will handle working with bank.
- Justin will check with having a buoy added to Duck Lake with dock expansion.

#### **Further Discussion Items**

- Number one on the list for parking lot resurfacing.
- Due to late winter completion will be delayed.
- Board discussing possible grill pads for upstairs' units.
- Board looking at additional handicap spots, Tim checked on movable signs in concrete block for temporary situation.
- Tim will check with Chris Harmann regarding temporary signage.
- ARC to do walkaround in spring to determine spots for grill pads.
- Brent checked on group rate with Quality Heating for new furnaces, but with increases from manufacturers and different sized unit group rate are not feasible.
- Justin will be making corrections to broken video cameras as needed.
- Old camera technology in use, association can't afford new system will have to replace with lower cost cameras (current cameras discontinued.)
- Tim recommended keeping this item on long term radar.
- Justin to add buoy to dock design, not a separate permit.
- Brent will be introduced to the sheriff who patrols lakes in May.
- The staining of stairs is the management team's responsibility.
- Discussion with Justin on better plan for completion of staining.
- No reports on dryer vents, ongoing project with Justin.



ERCLA Presentation – Marc Groth

- Marc's Phone number: 715.951.1761
- Bill Krostul, Lynx Captain
- Bill's Phone number: 920.470.3522
- The Sheriff phone number: 715.479.4441
- The sheriff encourages reporting of any violations.

Next meeting, Saturday, May 6<sup>th</sup> @ 9 AM

Meeting adjourned @ 10:31 AM

Submitted by Elaine Graf, Secretary