



## Wild Eagle Lodge Association Board

Meeting Minutes

**Location: Microsoft Teams**

**Date: 5-6-23**

**Time: 9:00 AM**

### **Attendees:**

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

### **Absent:**

None

### **Approval of minutes April 8<sup>th</sup>, 2023**

- Motion to approve by Brent Lidwin, seconded by Mike Ermi, all in favor.

### **Management Team Update**

- Small discussion regarding row boats being reduced in numbers and work completed by maintenance in the pool area.
- Questioned Justin what is happening with row boats (moving to other properties?)
- Large smoker sized grills are gone, what happened to them?
- Tim to follow-up with Justin on these issues.

### **Presidents Report – Tim Wolfe**

- Under the unit transfer fee, Tim reviewed Wisconsin statutes, there is notice provision that is contained if we do charge for transfer fee, we must give notice to our entire association and make them aware of it.
- Tim suggested discussion included in annual meeting, give notice to owners at that time.
- Include the Wisconsin statutory language in our mailer to owners.
- Reminder for board to add owner information in July or August.
- Outdoor furniture purchase – looking to purchase two new swings that will be similar to what is existing (slightly smaller in size.)
- Discussion to move forward on purchase for outdoor furniture.
- Mike suggested North Woods Furniture has many outdoor furniture options.
- Recommended to purchase locally rather than online.
- Brent & Tim to check local businesses for options & pricing.
- Tim to circle back to board members to get opinion on options.



- Checked on our powers, and the authority of the board to borrow money for the completion of the dock project.
- Regarding the dock project, the board can move forward to seek financial assistance.

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

- March 31st checking account balance: \$106,089.69.
- Accounts Receivable: \$2,343.03
- Prepaid dues: \$12,970.90 for net current assets of \$95,461.82.
- Accounts Payable: \$17,778.67 for reserves of \$77,683.15 or an increase of \$3,063.40.
- Planned major expenses paid in March: \$3,200 for septic repairs to Lazy Lynx building.
- Additional unplanned expenses of \$1,404.10 for the Lazy Lynx septic repairs were also incurred and paid in March.
- Net operating profit for March: \$7,667.50
- Future committed expenses not realized:
- Parking lot, driveways, and path repair, sealing and striping: \$29,799.
- Septic lift pump replacement - 4 Duck Lake Buildings: \$13,900.
- Total: \$43,699
- Net available reserves: \$33,984.15.
- Not many rentals in April, not going to see \$5 fees.
- Need to have conversation about grills and row boats missing.

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

- Justin is ready for re-submission to the DNR.
- The board has been given authorization to seek a line of credit.
- Chris indicated a \$450 fee associated with seeking a line of credit.
- The board has decided to wait until we get approval from DNR (fall.)
- What is the bank's timeline for receiving line of credit.
- Elaine questioned what to do with the new cleats and existing docks.
- Justin put out an email regarding four-foot extensions, extra \$16,000.
- Total estimated cost of the project is \$106,000.

### **Further Discussion Items**

- Staining of the parking lot stairways – due to poor weather this has not been on maintenance's radar.
- Tim will discuss with Justin and Chris H.



- Dryer vent clean out – still ongoing locating all access to vent discharge.
- Chris explained it was the decision of board for each unit to have a washer & dryer available for rental guests (installed mid-year 2020.)
- If you were in rental program, you had to have washer/dryer available for guests.
- Maintenance crews are having difficulties finding where all the vents are exhausted.
- Spring clean-up/flower beds – Chris recommended solicit owners who might be master gardeners.
- Put in the June newsletter to get input from any owners.
- Tim to do Facebook live and Elaine will add in June newsletter.
- Chris highlighted in green items he thought could be closed out on the task list.
- Elaine mentioned that dock issues will be resolved with the new plan.
- Landscape lights being repaired – Chris T made replacement parts for the heads and brought them to the owners' meeting.
- Update for Justin on where they are at with this project.
- Tim indicated anything that could be closed was put in the completed area.
- Chris asked about signage – Tim is going to check with Justin.
- Split rail fencing is still up.
- Tim will check on boat dock reservations.
- Please review the task and issue list prior to the next meeting for anything that can be closed out.

#### **New or Old Business**

- Board reviewing completion of association items that needed to be done with Justin.

Next meeting, Saturday, June 10<sup>th</sup> @ 9 AM

Meeting adjourned @ 9:58 AM

Submitted by Elaine Graf, Secretary