



Wild Eagle Lodge Association Board

Meeting Minutes

Location: Microsoft Teams

Date: 6-10-23

Time: 9:01 AM

Attendees:

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

Absent:

None

Approval of minutes May 6th, 2023

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

Management Team Update – Justin Behling

- Dock Expansion Update
 - In hands of DNR for review.
 - Local agent forwarded to original agent for review (knew more about agreements.)
 - Reviews should be in end of June.
 - Going through proper approval with DNR in case they put it out for public notice (30 to 60 days.)
 - Good for owners to put out public comment with Wild Eagle Lodge address indicating in favor of change.
 - Looking for Wild Eagle Lodge owners to support public notice for dock expansion.
 - Not a foregone conclusion that it will be put out for public comment.
- Four standup paddle boards out, in next couple of weeks get kayaks in.
- No issues with smoke from Canada for last couple of weeks.

ARC Update – Mike, Brent, Justin, and Elaine

- Tree rotting in front entrance – Removal.
 - Bench removed, base rotting, Chris & Justin to check and make long term solution.



- Maintenance shop exterior siding needs to be replaced.
 - Going to look at long term solutions.
- Flowers – planted this week?
 - Outside pool area sunflowers added, added centerpiece barrels with flowers, hen & chicks flowers added in front of Blue Heron.
- Pool exterior concrete patio – looks terrible.
 - Maintenance crew trying to remove red paint from pool concrete area, ARC talked about adding new color or floating rubber mat.
- New door to pool area that locks when you exit – need room key to enter.
 - Looking to make the door exit\entrance door using crash bar and using same system as room keys, cost \$600 - \$750 depending on size of system.
- Table & umbrella for pool patio area.
 - Outdoor furniture for lakeside has not been purchased yet, board looking at pricing and options available locally, Tim to follow up with Brent for options, Custom Landscaping had several gliders in back to purchase, will need to find off season storage.
- Electric grills on the back side of upper unit condos.
 - Grills cannot be put on balcony, gas grills on parking lot side will eliminate open flame near cars, looking into electric grills as options, ARC to prioritize walkaround list and discuss imminent concerns that need to be addressed. Justin will not be purchasing an electric grill to test.
- Condo units 105/102 concrete slabs still need to be addressed.
 - Equipment needed to do it our selves would cost same as concrete contractor, took same substance used in pool area, and formed it and gave skin coat with clean edge, did with both 102 & 105, second time this has been done on 102 (2011.)
- Blue Heron roof will need to be replaced soon.
 - Looking at long term solution.
- Ductwork cleaning.
 - Management team is currently investigating, contacted company from Rhinelander, but did not get a return call, need company with camera that can check where duct work exhausts, may need to be cleaned from inside, questions by board members on how they will be cleaned from inside.



- Dead trees/shrubs in landscaping need to be removed and replaced.
 - ARC committee is aware of trees that need to be replaced will continue to be replaced per budget.
- Refresh mulch in front entrance.
 - Group felt mulch still looked good.
- Adirondack chairs from beach front are not out.
 - Last year's chairs were damaged or broken; management team replaced.
- Sand for volleyball area.
 - Sand added to volleyball area only.
- Pricing for epoxy or stamped concrete for outside pool area.
 - ARC will continue to review this issue.
- Staining for outside decking.
 - Units E & F are completed (Lynx Lake Side), will continue to work on Duck Lake side as time becomes available, Tim raised question of staining decks, Justin will check with Chris H.
- Wet & Forget It outdoor cleaner for roof.
 - Justin indicated all Duck Lake buildings are completed, and still need to do Eagles Haven & pool.
 - Completed in the last two weeks, no improvements seen so far (can take six to twelve months to see results.)
 - Must be done every two to three years.
- Split rail fence at entrance has not been removed.
- Fire Extinguishers.
 - Annually all are checked including condo units.
 - Certified they are checked and inspected on site.
 - Keeps fire rating low, better for insurance premium.
 - Billing through association to owners this year.
 - Announcement of fire extinguishers information in July newsletter.
- Board is asking ARC committee to look at list and identify what needs to be approved as high priority as budget allows.
- Board reviewing high priority tasks with the management team for completion dates.

Presidents Report – Tim Wolfe

- Waiver Policy – Tabled for future discussion.



Treasurer's Report – Chris Tabat

- Looking for better reporting structure each month from management team.
- May 31st checking account balance: \$63,117.80.
- Accounts Receivable: \$6,978.80
- Prepaid dues: \$6,005.90 for net current assets of \$64,090.70.
- Accounts Payable: \$ 30,632.24 for reserves of \$33,458.46 or a decrease of \$44,692.27.
- Planned major expenses paid in April: \$29,799 for asphalt work, \$6,950 for Duck Lake building septic lift pumps for an adjusted decrease of \$7,943.27.
- Other out of the ordinary expenses incurred in May:
- Cost overrun of septic lift pumps of \$700.
- Insurance premiums increased substantially, and we paid a double premium in May of \$2,602.
- New signs - \$1,107.75.
- Two months of cable charges hit in May for an additional \$1,400,
- \$3,856.57 charge from Cintas fire protection, most of which will be rebilled to owners and come back as revenue.
- Annual dock installation charges of \$1,943.31.
- Firewood expense of \$1,450.00.
- \$2,827.87 for stain, decoys, for grounds, and manure.
- Total annual / OOO expenses paid in May: \$15,187.50.
- Operating profit excluding annual / OOO expenses of \$7,244.23.
- Future committed expenses not realized: None.
- Net available reserves: \$33,458.46.

Next meeting, Saturday, July 22nd @ 9 AM

Meeting adjourned @ 10:36 AM

Submitted by Elaine Graf, Secretary