



Wild Eagle Lodge Association Board

Meeting Minutes

Location: Microsoft Teams

Date: 7-22-23

Time: 8:59 AM

Attendees:

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

Absent:

None

Approval of minutes June 10th, 2023

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

Presidents Report – Tim Wolfe

- Update on Blue Heron\Sage – great enthusiasm with all employees.
- Exterior painting is starting sometime next week on Blue Heron.
- Hoping to be open by August 24th, now hoping for August 9th (with different appearance.)
- Tanner will be head cook, looking for better dining experience.
- Waiver for resort fee – Fishing Without Boundaries.
- Long history with Fishing Without Boundaries at the resort.
- Management team should not be bringing people in without fees.
- Look at it on case-by-case basis (more charitable organizations.)
- Not many rooms are rented by Fishing Without Boundaries.
- Board (as a whole) agreed fees should be charged across the board (new policy moving forward).
- If you want to reserve, everyone pays, if a group is invited management team will pay fee.
- Fee not implied to be charged to owners.

Management Team Update

- Maintenance team is working on completion of outside work still in progress.



Treasurer's Report – Chris Tabat

- No out of the ordinary expenses.
- Nothing to commit to.
- Operating profit of \$7,407.01 in June.
- Reserves up to \$40,865.47.
- Management in process of switching accounting system.
- Accounts receivable report looks very odd.
- Component called prepaid dues that were reported separately on the financials.
- Prepaid dues being recorded as negative receivables.
- Met with Justin this week regarding:
 - Fixed assets and capitalization policy.
 - Auditors said too many items reported as fixed assets.
 - Anything included in real estate sale should not be included.
 - Also capitalizing too many things.
 - Supply boiler plate capitalization list.
 - Chris sent email to CLA.
 - Strategic maintenance plan & reserves per bylaws.
 - Bylaws state we should be maintaining reserves for large expenses we will be incurring as property ages. (not done in past.)
 - Justin doesn't think any major expenses we can't band-aid for this year.
 - Can dock project be split into two phases, Justin indicated no, implication is part of DNR submission (would need to pull back submission – board would not want to do this.)
 - How much life is left in remaining docks after incident last week, less than 5 years (estimated cost of \$112,940.)
 - Skeletal strategic plan anticipated expenses through year 2036.
 - Painting buildings.
 - Reroofing buildings, based on average life span.
 - Chris would like to go through details of cost.
 - Pay as we go, bank about \$75K annually to keep head above water.
 - Last year \$60K to good, this year \$60K - \$80K to good.
 - Are we going to observe bylaws, audit recommendations and maintain reserves for repairs.
 - As board we are obligated to follow bylaws.



- Tim indicated either follow bylaws or amend them.
- Tim agreed this is something we should do sooner than later.
- Significant portion of August meeting is devoted to this topic.
- Last dues increase end of 2019, effective 2020.
- Inflation since 2020: 17.89%.
- Reserves discussion.
- Tabled for further discussion next month.

Phone \ Cable Issues

- Building D is having significant phone issues, phone lines keep going bad.
- Cables are buried, may be corroded, and going bad.
- Brent is looking at possible solutions.
- Looking at putting duct in the ground, once in ground can add to it (if sized correctly.)
- Multiple ways to go with options, Brent will be talking with Justin.
- Downside is there is a significant upstart cost, savings in the future.
- Bring underground conduit from Building A to Building D with hand hole access for easy repair.
- Other options, including wireless point to point (but would need IP phone system.)
- Device to allow IP calling over mobile phones.
- Board concluded any project of this nature going forward would be management team expense, association would just give approval to dig.

New and Old Business

- Management Team update sent out via email and shared with board.
- Elaine to make contact for estimates to fill in potholes and re-grading back parking lot.
- Wild Eagle Lodge vehicles in front need to be moved to back parking area (Tim will make contact with Justin.)
- Pool Exit door to have a panic bar lock ordered from MIWA Lock Co. (\$856.70)
 - Motion to approve by Mike, Chris seconded, all in favor.
- Sauna has been repaired, must contact front desk if locked.
- No broad-based recycling is available in Eagle River area.
- Damage to dock incident being charged back to guest.

Next meeting, Thursday, August 31st @ 6 PM

Meeting adjourned @ 10:25 AM

Submitted by Elaine Graf, Secretary