



Wild Eagle Lodge Association Board

Meeting Minutes

Location: Microsoft Teams

Date: 8-31-23

Time: 6:00 PM

Attendees:

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

Absent:

None

Approval of minutes July 22nd, 2023

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

Presidents Report – Tim Wolfe

- Sage Restaurant – No update.
- Tanner is working on light duty.
- Reports are food is excellent (wishing them the best.)
- Tim will ask Dean about Sage signage at entrance.
- Unit owner transfer fee tabled until closer to annual meeting.
- Points raised:
 - Is it worthy of the effort?
 - Based off discussion via email board decided it was not.
 - Serious amount of work to make amendment for small return.
 - Not many units for sale.
 - Not that much information has to be gathered.
 - Condo docs located on owners' site, executive summary, past minutes if needed, only thing needed would be treasure information.
 - Not necessary to proceed ahead with transfer fee.
 - No need for vote (discussion item.)
- Sending out invoices for fire extinguisher bills, for those who have not paid.
- Mike indicated notices have been sent out.
- Tim reached out to Chris Harmann to wish him well in future endeavors on behalf of the board.



- Received call from Jim McGrath to nominate each current member of board for another year.
- Chris told Jim last year all board members were self-nominated.
- All board members thanked Jim for his support.

Treasurer's Report – Chris Tabat

- Report will be going out in September newsletter.
- Revenue from daily rental fee down from expected.
- Down for good part of the year.
- Not seeing any actual numbers vs. budgeted.
- Justin sends monthly financial reports, and quarterly reports.
- Justin said software will not generate that information.
- Any questions regarding July financials or shortfall on rental fee.
- Justin explained they were not charging rental fee prior to institution of the required rental fee.
- Tim will follow up with management regarding the accounting on the resort fee.
- No verbiage in management agreement that excludes prior bookings.
- Tim will follow up with management group on this item.
- Joint call with Chris, and Tim with Justin.
- Selling three rental pontoons next year.
- Strategic plan budget for 2024.
- As of November 1st, Sage rent will be \$1500 per month.
- Tim will check if rental cost didn't come up to \$1,480 (WEL would owe us the difference.)
- Pool revenue brought in from community swim & Lake Forest contracted.
- Chris questioned our approach to strategic expenses for future.
- Strategic expenses for future:
 - Pool and grounds (\$1000-\$3000.)
 - Contoller went out this year (\$3000.)
 - Lawn furniture (\$2000.)
 - Association buys Weber grills.
 - Enough money in operating for small expenses that will add up.
 - Estimate for future roof replacement around \$500,000 (this year \$700,000.)
 - Estimate higher due to labor & materials more expensive.



- Identify major expenses for future repair (hold money in reserve.)
- Ryan at CLA criticized that we do not maintain reserves for future expenses, and we have no strategic plan.
- To fund plan 9.33% dues increase for future improvement (inflation since last increase 18%.)
- Implementing dues increase half of what inflation was.
- Alternative to continue as we are and stay in black without dues increase but then looking at special assessments for future improvements.
- Tim stated that hybrid plan is way to go.
- Too many unexpected things pop up throughout the year.
- Looking for more of a cushion for these expenses.
- Audit information for 2024 budget needs to be added.
- Bylaws state we need audit done every other year.
- Should be less expensive because they've been through process and understand what we do.
- Tim said to check if we need special reserve account.
- Get estimates and ideas to Chris with hopes of presenting this year (if ready.)
- Email Chris with any comments or suggestions (refer to Google doc and line number.)
- Action item to be completed in next two weeks (September 15th.)

Annual Meeting Prep

- Looking for new board candidate submissions by October 17th.
- Mailers will go out September 11th.
- Soliciting questions for information only regarding rental program, but not part of annual meeting.
- Discussion for rental program after meeting with Justin & Chris Grebe (if needed.)

Management Team Update

- Duct work cleaning, studying the issue of whether it can or should be mandated.
- Tim wants to review documents to see if cleaning can be required.
- Tim & Chris believe we do not have the authority to require.
- Cost of cleaning is nominal.
- Brent & Elaine to check rental program documents.
- Expectations of management team.



- Tim will have discussions with management team hopefully sometime next week about what needs to be done.

New and Old Business

- Purchasing teleconferencing equipment for annual meeting (\$100.00.)
- Motion by Mike Ermi, seconded by Elaine to approve purchase, all in favor.

Next meeting, Saturday, September 23rd @ 9 AM

Meeting adjourned @ 7:24 PM

Submitted by Elaine Graf, Secretary