



2023 WELCA ACCOMPLISHMENTS



1. Sealed all asphalt surfaces on property and re-stripped parking lots
2. Created a strategic plan and funding strategy in response to last year's audit.
3. Revised fixed assets list to be in compliance with Generally Accepted Accounting Principles in response to audit criticism.
4. Created an accounting capitalization policy in response to audit recommendation.
5. Secured equipment to allow for virtual attendance at annual owners' meetings
6. Repaired stoop on condo 102 & 105
7. Repaired/refinished various surfaces in pool area.
8. Replaced all septic lift pumps
9. Add new property signage to control property traffic.
10. Implemented new parking controls to reduce unauthorized use of WELCA amenities
11. Cleaned roofs of Duck Lake buildings
12. Began replacing badly deteriorated path lights
13. Stained parking lot decks of Lynx Lake buildings
14. Increased insurance coverage to ensure replacement cost for association buildings.
15. Secured service provider for dryer and HVAC duct cleaning
16. Resolved security warnings when accessing Owner's website
17. Purchased new swings and tete-a-tetes for ground
18. Replaced spa chemical controller
19. Implemented cost cutting and revenue generation changes in 2024 budget
20. WELCA Board highlighted the benefits of being members of Eagle River Chain of Lakes (ERCLA) to owners.
21. Spring Walk Around with Management Team for Spring Clean Up
22. Ordered a new Panic Bar Lock for pool door
23. Worked with Management Team for the Annual Fire Extinguishers check with billing sent through the Association
24. Worked with Management Team on Maintenance Request form for required repairs