



Wild Eagle Lodge Association Board

Meeting Minutes

Location: Microsoft Teams

Date: 9-23-23

Time: 8:58 AM

Attendees:

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

Absent:

None

Approval of minutes August 31st, 2023

- Motion to approve by Brent Lidwin, seconded by Chris Tabat, all in favor.

Presidents Report – Tim Wolfe

- Duct cleaning, is it a mandate or strong suggestion?
- Under declaration 6.04 anything inside walls of unit will be owners' responsibility.
- Under bylaws article 6, association doesn't have power to dictate what happens on the inside of the unit.
- Existing rule 3.03 requires all unit owners promptly perform all maintenance and repair work that would adversely affect other condo owners.
- Not within associations power to require duct cleaning.
- Anybody participating in rental program may be mandated to perform duct cleaning.
- It makes common sense to do, strongly suggest that everyone should complete, but association does not have power to enforce.
- Tim will supply follow up letter to clarify cleaning of duct work.
- Tim will prepare draft email before mailing it out to owners.
- Owners can be held personally responsible for not maintaining their unit properly.
- Several board members already have scheduled duct cleaning.
- Chris & Tim met with auditors to discuss how to manage expenses either through operating budget or reserves.
- Strong recommendation from auditors to have official reserve fund for future improvements.



- Goes along with strategic plan Chris is spearheading for cost on immediate horizon in the next 2-3 years and beyond.
- Take hybrid approach to save for rainy day.

Treasurer's Report – Chris Tabat

- Sent out treasurer's report for September 1st in newsletter.
- Close to \$7,000 operating profit.
- No extraordinary expenses.
- Open item at this time is spot chemical controller (slightly over \$3,000.)
- Paid in September.
- CLA suggested getting budget and strategic plan out to owners for review.
- Don't spring on them at owner's meeting.
- Thought it was laid out well and shouldn't be much pushback.
- Tim & Chris did test run on virtual attendance so we should be able to offer for annual meeting.
- Tim will check on how many people can be supported on Teams (no limit on time.)
- Brent will provide support and give technical assistance.
- Tim would still like to encourage people to attend in person, however he does agree it's a good thing to offer.
- Brent commented that it's cheaper to stay at hotel with new cleaning fee.
- Limit number of attendees, important for Chris Tabat to be part of meeting remotely.
- Tim suggested we need action items from Chris with respect to finalizing budget numbers.

Annual WELCA Meeting – Elaine Graf

- Nine returns from owners thus far.
- Forwarding all owner comments\questions to board for review (as they come in.)
- Five owners are in attendance for meeting so far.
- Six owner returns not attending.
- Chris submitted official run for board membership along with nominating Jeff Wildt, owner of unit 227.
- Elaine will be running for another term.
- Brent is leaning toward running for another term.
- Tim Wolfe is a yes for another term.



- Mike stated he will be a no but would like to stay on for ARC committee for another term.
- Mike has enjoyed time on board and wants to stay involved, will be there if needed.

Management Team Update

- Chris, Mike & Tim met with Justin.
- This is a very new maintenance staff.
- Trying to get handle on new staff skill set.
- Now looking at property with fresh set of eyes.
- Would like to see Justin out and about more, needs to be supervising.
- More proactive in daily, weekly, and monthly tasks that need to be completed.
- This week did have all hands-on deck with staining.
- Talked about operational items.
 - Towel fees.
 - Adding outrageous expense to association.
 - Justin recommended eliminating towels in phased manor.
 - Phones.
 - Not an association related expense.
 - Raising daily rental fee.
 - Not something they wanted to consider this year.
 - Raising Rates for 3rd Party to Use Pool.
 - User \$5 per day or 10 sessions for \$30.
 - Same rate since 2005.
 - No problem increasing to \$7 per day and equivalent upcharge on 10 for \$30 (could be done immediately.)
 - Dog Situation
 - Large number of dogs on property.
 - Justin indicated he should be contacted directly with this problem, and it will be addressed.
 - Maintenance Items
 - Directed to fill out form to be submitted to Justin for completion.
 - Mike indicated Justin said they go through 450 towels per week.
 - Too much money being spent on towels, board is evaluating.
 - Justin is trying to figure out where rental program is post covid.
 - Elaine brought up fact that dumpsters are paid 100% association.
 - Chris commented that it might be a good idea to meet with Justin on a regular basis.



New and Old Business

- Tim asked Justin if there was any movement on the docks.
- No, he's in communication with the DNR.
- Brent will follow up with Justin this week regarding dock proposal and what can be done to speed up the process.
- Back lot resurfacing.
 - Brent contacted contractor, no call back.
 - Tim recommended we get more details as to what internal person (Justin) can do.
 - Elaine will check with Finish Line to get estimate from Nick to regrade back lot.
 - Chris raised questions regarding outdoor boom boxes, portable fire pits, propane deep fryers, and one boat slip per condo (without management approval.)
 - Tabled at this time for future attention.
- Need to finalize and complete budget via email.
- Chris suggested to submit budget as we can't make changes in a timely manner to management agreement.
- Prep for Annual Meeting.

Next meeting, Saturday, November 4th @ 1 PM

Meeting adjourned @ 10:30 AM

Submitted by Elaine Graf, Secretary