



Wild Eagle Lodge Association Board

Meeting Minutes

Location: Microsoft Teams / Sage

Date: 11-4-23

Time: 1:00 PM

- Meeting called to order 12:58 PM
- November 4th, 2023, Wild Eagle Lodge located in Vilas county.
- Call Roll of Owners and certifying Proxies
 - Mike Ermi, Chris Tabat, Jim McGrath, and Liz (ONLINE)
 - Roll call of owners
 - Identify other proxies (by unit number)
- Based on roll call can we proceed – 63%
- Proof of Notice of Meeting or Waiver of Notice
 - Notice was mailed on September 11th, 2023
- Reading and Disposal of any Unapproved Minutes
 - None
- Treasurer’s Report – Chris Tabat
 - Sent out via email - See attachment
 - 2024 New WELCA Board Budget
 - See printout for more information – Handouts available
 - Jim – What is association rental fee?
 - \$5 fee collecting from rentals (management agreement)
 - Chris Grebe motioned to approve, Jim seconded, all in favor
- Introduction to WEL Strategic Plan
 - Get out in front of the items on the grounds that need maintenance
 - Lots of unknowns.
 - Security, phones, cables, what do we really need.
 - Dock project waiting for approval from DNR.



- Tim went over some accomplishments – See attachment
 - Parking lot
 - Septic pump replacement
 - New swings (replacing ones that were not good)
 - Dryer duct clean outs
 - More details on sheet
 - Question – external dryer duct clean out
 - Helpful if board can make recommendations for contractors to repair items
- MOST PRESSING ISSUE – Working with DNR on docks replacement
 - We did hear back a week ago owners will be informed along the way on the dock project
 - Not enough concrete information at this time
 - We believe we were put on the back burner due to new condos coming in (Lake Forest – on hold)
- Lake Forest – Mixed Use, owners, and rental properties
- Continue progress on deck staining around the property
- Path lighting repairs in progress
- ARC Committee Update – Brent Lidwin / Mike Ermi / Elaine Graf

ELAINE:

- Spring – ARC does walkaround with management team for spring cleanup
- ARC is open to suggestions from owners (email, etc.)
- Reminder – Flooring requirements are located on owners' site
 - Electronically or print form

MIKE:

- Type of epoxy for outside patios (correct color, etc.)
- ARC looking into options
- Good feedback from vinyl flooring on second floor (better than carpeting, less noisy)
- Big Jim – Current owner has hardwood floors, noisy.



- Election of Directors
- Thanks to all the work Mike Ermi has done through the years, we appreciate everything
- New board member – Jeff Wildt
 - Coming up since the place opened
 - Owners of 227 (3 years ago)
 - On site often if there are any questions
- Election Results
 - 2023/2024 Board:
 - Tim Wolfe
 - Chris Tabat
 - Elaine Graf
 - Brent Lidwin
 - Jeff Wildt
 - 2023/2024 ARC Committee:
 - Mike Ermi
 - Elaine Graf
 - Brent Lidwin
- Unfinished Business
 - None
- New Business
- Review questions for annual meeting
 - Dave had fireplace checked, automatic shut off valve needed to be replaced, flame getting lower, shut off valve needed to be up to code (\$800), all units the same (labeled in newsletter)
 - Dalquest fireplace checked and cleaned
 - Suggestion to have preferred vendor list available on owners' site
 - Quality Heating has been used for heating and cooling
 - What was code deficiency of fireplace (related to valve inside fireplace)?
 - Look into why Wi-Fi is unusable between the hours of 7 & 10 PM
 - Provide a list of contractors who can do work on property
 - If you have good experiences, please notify the board
 - Put contractor information in Newsletter & Owners' site



- Local realtors can also provide some recommendations
- Justin indicated gutters are scheduled to be cleaned this weekend or next
- Adjournment
- Grebe motion to adjourn, seconded by Chris Tabat, all in favor



Wild Eagle Lodge Condominium Association, Inc.
2024 Budget



	2021 Actual	2022 Actual	2023 Budget	2024 Budget
INCOME				
4012 Dues	350,664.00	350,664.00	350,664.00	350,664.00
4010 Rent of Restaurant Building	400.00	2,017.00	12,500.00	12,000.00
4325 Pool Revenue	648.72	2,946.01	3,500.00	4,410.00
4346 Ice Machine Revenue	150.80	1,249.00	1,000.00	950.00
4348 Cable Fee	0.00	140.00	180.00	350.00
4350 Site Fee	0.00	7,000.00	3,000.00	0.00
4352 Assoc Rental Fee	0.00	1,480.00	33,575.00	28,750.00
4352 Pontoon Storage Fee	0.00	1,495.00	1,480.00	1,480.00
4356 Contributing Revenue	155,328.05	135,077.25		16,350.00
8500 Miscellaneous Income	0.00	98.00	0.00	0.00
8510 Interest Income	86.42	28.41	0.00	0.00
Total Income	507,277.99	502,194.67	405,899.00	414,954.00
5130 Ice for Ice Machine	67.20	1005.18	600.00	835.00
Total COGS	67.20	1005.18	600.00	835.00
Gross Profit	507,210.79	501,189.49	405,299.00	414,119.00
EXPENSES				
6040 Internet expense	9,261.98	4,844.56	3,360.00	6,240.00
6070 Cleaning & Janitorial Supplies	704.29	81.22	350.00	1,885.00
6080 Pool Towels (Laundry Supplies OLD)	138,747.80	143,588.63	7,500.00	5,000.00
6130 Uniforms	557.70	0.00	0.00	0.00
6150 Cable/Satellite expense	12,314.62	14,507.68	16,150.00	16,620.00
6262 Repairs & Maintenance-blg	18,897.85	26,130.51	18,000.00	18,000.00
6272 Repairs & Maintenance-equip	23,192.72	7,098.23	4,000.00	8,000.00
6282 Repairs & Maintenance-gas	3,470.99	1,694.02	0.00	0.00
6292 Repairs & Maintenance-office	3,765.40	1,125.14	0.00	0.00
6280 Pool Maintenance/Supplies	14,448.03	14,824.53	16,000.00	16,000.00
6320 Waste Removal	19,862.19	33,597.43	20,000.00	25,200.00
6330 Auto Maintenance	1,509.92	2,806.23	0.00	0.00
6340 Grounds/Parking Lot	13,446.10	16,717.01	19,750.00	21,750.00
6850 Electric	30,342.32	23,059.38	21,000.00	26,780.00
6860 Gas	6,524.00	8,687.55	7,350.00	12,138.00
7000 Office Supplies	3,123.60	6,603.50	250.00	500.00
7010 Postage/Freight	356.00	153.15	500.00	500.00
7130 Travel/Meetings	33.60		0.00	150.00
7420 Dues & Subscriptions		50.00	60.00	60.00
7022 Telephone-Local Service	6,406.46	4,692.70	3,600.00	6,390.00
7032 Telephone-(800) Long Distance	61.98			0.00
7042 Telephone-Long Distance	312.86	1,654.82		0.00
7052 Telephone-Cellular	4,227.00	1,270.20		0.00
7090 Bank Fees	517.70	493.30	650.00	650.00
7192 Advertising - Local & Onsite	94.99	200.05		0.00
7230 Education/Training	6,430.00	6,188.00	0.00	0.00
8000 Licenses & Permits	460.00	450.00	460.00	595.00
8010 Building insurance	15,068.90	15,485.15	20,100.00	28,375.00
8020 Auto insurance	3,086.64	317.00	0.00	0.00
8050 Professional Fees	480.00	9,025.00	325.00	650.00
8060 Legal Fees	1,951.50			
8660 Management Expense	122,580.00	122,580.00	185,000.00	185,000.00
**** Proposed Improvements			29,799.00	
TOTAL EXPENSES	462,237.14	467,924.99	374,204.00	380,483.00
Contribution	44,973.65	33,264.50	31,095.00	33,636.00
9110 Depreciation Expense	19,178.00	6,947.29	18,000.00	6,272.00
Net (loss) / Gain	25,795.65	26,317.21	13,095.00	27,364.00



2023 Annual Owner's Meeting Treasurer's Report



In 2022, we were an entirely new board. From a financial perspective, we spent much of the year trying to thoroughly understand where our Association money was coming from and where it was going. We negotiated a new management agreement that reallocated expenses in a more representative fashion between the Association and the rental company. We established daily condo and pontoon boat rental fees to compensate the Association for wear and tear to common elements and storage services. We secured new lease terms for the restaurant which were more commensurate with local market values. Finally, we conducted our first-ever audit as required by 9.02 of our By Laws.

For 2023, we had new cash flows both from an income and expense perspective. We spent several months analyzing these flows to determine if the budget was optimistic, pessimistic, or fairly accurate. By late summer, we realized that operational expenses were up, revenues were up but not as much as we anticipated, and, most significantly, big things on our 20-year-old property were breaking with increasing frequency. Two of the 2022 audit criticisms were that we didn't have a strategic plan to address these major expenses, nor were we accumulating reserves to pay for them per 6.01p of our By Laws.

We have addressed these criticisms by developing an "alpha" version of a strategic plan through the year 2036, which is one of your two handouts. This represents our collective best glance into the crystal ball for the future of our property, but by no means do we assume it is cast in stone. It will be an evolving part of our future financial planning. Ideally, the Association would have been funding reserves since the establishment of the complex. Since that didn't happen, to try to fund all anticipated property maintenance from reserves now would require a prohibitive dues increase. This strategic plan takes a hybrid approach, where we hope to pay for most expenses from reserves, but really major projects like re-roofing or exterior painting, will be paid from a combination of reserves and special assessments. This approach has at least two advantages. First, given our anticipated expenses, the Association will not be holding your money very long at any point, Second, it will provide a bit of a natural "shock absorber" for the big projects. If we have more reserves than expected when it's time for these big projects, we can pay more out of reserves. If reserves are lower, we may have a somewhat larger special assessment.

For our 2024 budget, unfortunately we have more unknowns than we would like for these Strategic items.

- As of the finalization of the budget, we still didn't have DNR approval for our phase 1 dock project as described in the "Dock Update" link on the owner's website.
- We considered exploring financing for that project to spread the costs out over a few years, but we don't know if we would qualify or if we'd be eligible for enough money. Recent interest rate increases also made that alternative less attractive.
- We believe we have additional opportunities to reduce operational costs and increase operational revenues.



2023 Annual Owner's Meeting Treasurer's Report



- We are reasonably confident in some of our Strategic Plan cost estimates. Others have several alternate solutions, and we need to analyze them further to determine which approach provides the Association with the best value.

We hope to get more clarity on many of these unknowns in 2024 and be able to fund our Strategic Plan more confidently in 2025.

Our 2024 budget keeps monthly Association dues at their current level and contributes a modest \$33,636 to reserves. Assuming we get DNR approval, we will pay for the phase 1 dock project via a mix of reserves and special assessments. By paying for the docks up front, we actually get out in front of our reserves more quickly than we would by carrying financing debt for the project. That special assessment will likely be around \$1,000 per condo. We expect to be able to pay for phase 2 of the Dock Project (replacement of the remaining original docks) entirely from reserves. Note that the Strategic Plan, as published, requires a \$60,000 annual reserve contribution starting in 2025. This will require a combination of cost reductions and revenue increases of \$27,000 annually.

Chris Tabat – WELCA Treasurer



2023 WELCA ACCOMPLISHMENTS



1. Sealed all asphalt surfaces on property and re-striped 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 Pool Door with Panic Bar Lock to exit onto the patio area for use by owners and guest
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