



Wild Eagle Lodge Association Board

Meeting Minutes

Location: Microsoft Teams

Date: 1-13-24

Time: 9:00 AM

Attendees:

Tim Wolfe, Chris Tabat, Elaine Graf, Brent Lidwin, Jeff Wildt

Absent:

None

Approval of minutes November 4th, 2023

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

Approval of minutes December 16th, 2023 – Dock Discussion

- Motion to approve by Chris Tabat, seconded by Jeff Wildt, all in favor.

Presidents Report – Tim Wolfe

- Nothing to report.

Treasurer's Report – Chris Tabat

- Prepaid dues changed to prepaid items should be cleaner going forward (nothing changed on bottom line.)
- Separate account established for special assessments.
- Just some comments & questions about special assessments from owners, but those questions have been answered.
- Board hopes transparency on dock assessment has helped with questions from owners.
- Management office indicated received six assessment payments, one for full amount, as of January 13th.
- Chris will check to see if there are more economic audit reviews, if not move forward with CLA.
- CLA did an excellent job, gave us good advice but still want to review pricing.
- Tim indicates audit is a large expense for our small organization.
- Both Tim & Chris checked with numerous accountants but struggled to find someone who was willing or able to do it.
- Board will check around for any viable options that might be more effective.
- It is worth time and effort to find anybody else willing to do it at a more cost-effective price.



- Dock special assessment updates.
 - Management office indicated they received a number of calls and emails regarding the assessment, the schedule of payments, etc. There were some questions regarding the docks as well, once explained feedback has been positive.

Management Team Update – WELCA Board Discussion

- Dock Color Choice - Cedar Vinyl unanimous choice.
- Brent to follow up with Pier of d'Nort.
- What to do with the dock systems and shortages.
- Not right to charge renters an additional fee to use the docks.
- How do we make the system better?
- Observing boats sitting in docks not being used is a waste of dock space.
- Having management group move their boats offsite when there is heavy demand.
- One boat in the water and keep additional boat on a trailer.
- One boat per unit is what we propose.
- Good point on fees being raised because we may be seeing more local people using our property.
- Who is going to police the property, not much success with management or maintenance crew.
- Tags or stickers on boats to match trailer.
- Board discussing ways to help management police the grounds.
- Two poles on each side of driveway with chain and lock, had to go to office to get key to unlock and then return key when done, would be economical solution.
- Allowing owners to pre-reserve early, call a week in advance for boat slip near condominium.
- One boat per unit and allowing owners to pre-reserve in advance a boat slip.
- Owners leave boats docked when not on the grounds.
- Reminder in newsletter regarding not leaving boat on grounds when not present (May 1st Newsletter.)
- Two motions brought up by Chris.
 - One boat per unit without management approval any additional boats need to be approved through management office.
 - Owners can reserve boat slip up to one week in advance prior to arrival.
- Tim to talk two motions through with Justin to see if there is any practical reason, we cannot do this.
- Board indicated one watercraft per unit, some talk of WEL getting rubber mats to dock jet skis.
- Pool HVAC Update.
- The initial system did not last 20 years.
- Looking at six figures to replace existing system.
- At \$100,000 that equates to \$5000 per year.
- Short term solution is feasible economical solution until we can determine what to do next.
- Install (2) Modine hanging unit heaters is short term solution.



- Motion made by Chris Tabat to go with Option 4 (Total Cost \$7,825) for hanging heater units, seconded by Elaine, all in favor.
- Chris will address with Justin we are ready to go with Option 4.

New or Old Business

- If everyone pays their assessment on time, we should have \$50,000 by February 1st.
- We have a “gentleman’s agreement’ in place with Pier d’Nort that we would pay them as close to their normal terms as our funds allow. Chris would really like to honor that. For purposes of discussion, going to round the cost of the docks up to \$200,000 and assume that all owners pay on time:
 - February 1: We will collect \$50,000 toward the project by 2/1. We owe them another \$20,000 on 2/1 regardless, but we will have an extra \$30,000. Personally, Chris would like to see us replenish the \$20,000 we took from reserves to make the down payment, but we could pay them another \$10,000. If we do so, they will have \$50,000 total by 2/1,
 - March 1: We should collect another \$50,000 by March first. If we pay all of that to them at that time, they will have their entire normal down payment - \$100,000.
 - April 1: Chris would say we should pay them the scheduled \$20,000 so they will actually be a little ahead of where they would normally have been, but would say that makes up for a fraction of their normal initial down payment we made initially.
 - May 1: Pay the remaining \$80,000.
- That would be Chris’s suggestion but would like the full board to approve it.
- As long as assumptions come to fruition board was ok with plan.
- Tim indicated we need to see cash flow on month-to-month basis prior to payment.
- Reminder notices on installment payments, being proactive in emails, newsletter, and Facebook page.
- Proposal for finishing the back parking lot (behind SAGE) by Finish Line Services in amount of \$11,800.
- Chris made motion to proceed with Finish Line to proceed, Tim seconded, all in favor.
- Question raised “no parking” sign down by the launch pad, painted on blacktop.

Next meeting, February 17th @ 9:00 AM

Meeting adjourned @ 10:16 AM

Submitted by

Elaine Graf, WELCA Secretary.