



Wild Eagle Lodge Association Board

Meeting Minutes

Location: Microsoft Teams

Date: 2-17-24

Time: 9:00 AM

Attendees:

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

Absent:

None

Approval of minutes January 13th, 2023

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

Management Team Update – Justin Behling *(Tim reported on behalf of Justin)*

- Tim spoke to Justin extensively yesterday.
- Modine units successfully installed in pool area.
- Tried out both units in pool room from 60 degrees to 87 degrees in 30 minutes (outside temp 30 degrees.)
- No additional electrical issues.
- Desert air system did not fire up, but will give time to see if it kicks in.
- Units only installed for an hour prior to Tim's conversation with Justin.
- Caulking and resealing around doors to prevent cold air from getting in building.
- There may be possible change out of material on walls from condensation staining.
- Waiting on two owner payments from month of January special assessments.
- One letter returned to Justin for non-deliverable address.
- Justin followed up with direct calls to both owners.
- Otherwise payments have been very good and timely.
- Tim addressed concerns that board had with notices that were sent out with prepaid assessments.
- Justin said we can send out paid receipts if we need to.
- Question raised can they show running balance on invoice?
- Board members were concerned with invoices sent out to owners who prepaid, too confusing.
- Tim had conversation with Dean who promised to pay his backpay this week.
- Dean also indicated he expects to be back open this week with simple menu.
- Tim to circle back with Justin in regard to billing invoices.
- Motion made by Chris Tabat, second by Elaine to (1) Management approval for no more than one watercraft docked at a time per condo unit (four members in favor, one against) and (2) Allow owners to reserve slip one week prior to arrival (all in favor) (no guarantee but can request.)
- Chris will update rules and regulations.



President's Report – Tim Wolfe

- Nothing to update.

Treasurer's Report – Chris Tabat

- Chris sent Treasurer's report to board prior to meeting.
- We are where Chris expected us to be.
- Slightly positive with low occupancy for January.
- Looks like we are getting full five-dollar fee (starting to make positive impact.)
- Operating profit for month was \$6,200.
- Net reserves just shy of \$40,000.
- If no major repairs, we are increasing roughly between \$6,000 - \$7,000 per month.
- 2024 Audit.
 - No new names of possible accountants.
 - Chris & Tim checked their resources, one did not come back, other was recommendation of who not to use.
 - Chris felt CLA did good job and was responsive.
 - Chris and Tim will be in touch with CLA to move forward with 2024 audit.

WELCA Board Discussion Items

- Vertical/Horizontal Bumper Discussion – Brent Lidwin
 - Brent sent documentation on placement of legs and bumpers to board prior to the meeting.
 - Two bumpers per slip on sides, one bumper on transit leg.
 - Cost of bumpers, augers, and reservation holders is \$21,226.07.
 - Bumpers to cover all the docks (56 total) total cost would \$26,800.
 - Total cost of additional bumpers would be \$30,032.07.
 - Chris indicated other item in strategic plan was replastering hot tub (\$5,000.)
 - If we purchase the additional bumpers, Chris is projecting reserve balance of \$17,600 at the end of year.
 - Difference of \$8,500 to add bumpers to front of docks.
 - Motion made by Chris to spend additional \$30,032.07 on dock bumpers, accessories, and reservation post holders, seconded by Brent, all in favor.
- Reservation holder plates – Brent, Chris, & Jeff
 - Open discussion in regard to plate holders for reservations.
 - Pier of d'Nort would use cedar planks to build 5 ½ width and ?? length.
 - Could be 6 or 10 inches long.
 - Are we looking for Pier of d'Nort to do flat leg or 45-degree angle?
 - Chris believes holder should be seen from land and water (two-sided diagram.)
 - Brent to check with Pier of d'Nort for double sided structure.
- Tim will ask Justin if access door panel for pool room was installed.

Next meeting Saturday, March 16th @ 9:00 AM

Meeting adjourned @ 10:29 AM

Submitted by Elaine Graf, WELCA Secretary.