



Wild Eagle Lodge Association Board

Meeting Minutes

Location: Microsoft Teams

Date: 3-16-24

Time: 9:00 AM

Attendees:

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

Absent:

None

Approval of minutes February 17th, 2024

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

Management Team Update

- Elaine circulated update from Justin earlier in the week. (See page 3)
- No questions or further discussion.

President's Report – Tim Wolfe

- Tim has had a number of conversations with Dean Vossekul about getting restaurant up and running again.
- Felt with non-response it was necessary to send out notice of default.
- Dean reached out to Tim for conversation on Monday.
- Called to arrange meeting with Dean, have not heard back.
- If we don't hear back from Dean, we will have to consider other actions.
- Need to get current on rent and open restaurant.

Treasurer's Report – Chris Tabat

- Chris sent Treasurer's report earlier in the week for February update.
- No further discussion or questions on treasurer's report.
- Checked receivable report for special assessments, and everything looks in order.

WELCA Board Discussion Items

- Brent will be up North Thursday and Friday to check with Pier of d'Nort to see how things are going.
- Order bumpers has been digitally signed and sent back to Pier of d'Nort.
- Making first deposit in March & April, remainder paid in May.
- Question on anticipated delivery date, Brent to verify when up North.
- Board having discussion in regard to old docks, trying to sell before giving away, Justin will handle for the association.
- The board is looking for no additional fees from the management group to sell the docks.



- Brent will check on fair market value for the docks and get back in touch with Justin.
- Update on Desert Air Dehumidifier – Jeff Wildt.
 - Spoke with one of the reps more local to our area.
 - Recommendation to have someone come in and look at existing unit.
 - This has already been done by Tweet Garot Mechanical.
 - Opened up and found everything corroded.
 - Second recommendation was to bring in Polygon (specialize in water disaster situations.)
 - Have temporary portable units that will help with dehumidification.
 - Waiting to hear back on temporary units.
 - Suggestion to put standard operating procedures together to prevent further damage.
 - When they build units configure for room and water temperature.
 - Changes in temperature, room size, etc. can ruin system.
 - Rep shocked with condition of mechanical room (should not be in that condition.)
 - In the past chemicals were stored in the mechanical room which caused corrosion on pipes.
 - Jeff will check with Polygon and keep board updated.
 - Chris inquired about cost, heard it could be up to \$167,000 for complete replacement.
- Budget discussion – All board members.
 - Board is evaluating budget, looking at ways to cut expenses.
 - Open discussion with suggestions and ideas.

Next meeting Saturday, April 20th @ 9:00 AM

Meeting adjourned @ 10:23 AM

Submitted by Elaine Graf, WELCA Secretary.



Hello Elaine,

Sage: I have not heard anything from them on what is going on moving forward. He has not caught up on rent and is now 3 months behind in payments to the association. I have sent reminders. My concern is that we will not have something open for the summer for the guests and owners.

The only replacement bid I received I did forward over to the board from Tweet Garrot. I did forward over a bid for someone who installs DesertAir systems to come up and take a look at ours and see if they can patch it up and get some more life out of it.

Nothing planned for the Spring as of yet, not much typically goes on as it's the time the locals shut down. If we get a nice spring we may be able to capitalize on it a little, hopefully see and early start to the summer season.

Nothing Major from the winter, we are looking at working on the grounds here shortly, the snow fence is coming down, doing some clean-up. Todd and I have started our lists for the Spring of what we are looking to get done and hopefully starting that as soon as we can. There are some Room Tax issues that have been popping up with the townships/city I have been working with the Chamber on, we are trying to stay ahead of it as there is a nuclear option that they have talked about that could be very detrimental to the area as a whole and have a negative impact on the rental side of things as well.

I submitted the well use numbers to the DNR and asked that the operator name be changed to the Association and not the LLC, the county has not required us to water test the wells in a while, this used to be done by the UW Extension and may be something that we would want to look at doing internally this spring.

Other than that it is the typical Spring here in Eagle River.

Justin Behling

General Manager

Wild Eagle Lodge Resort Condominium

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