



Wild Eagle Lodge Association Board

Meeting Minutes

Location: Microsoft Teams

Date: 4-20-24

Time: 9:00 AM

Attendees:

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

Absent:

None

Approval of minutes March 16th, 2024

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

Management Team Update

- Finish Line is projected to do back parking lot in mid-May.
- No update on pool lock and mechanism has been returned.
- Justin indicated credit given back for return.
- Maintenance items around grounds that management group will address during spring (topsoil and river rock.)
- More details when ARC committee does walkaround.
- Justin mentioned that Dean still has mail coming to the restaurant.
- Weather is too cold to start spring flower planting (further update later.)
- No update on rebar at boat ramp. Tried pounding it down.
- More prevalent when the water is low.
- They have been working at pounding it down every year.

President's Report – Tim Wolfe

- SAGE is multi-faceted issue at this point.
- Tim reached out to local attorney in Rhinelander named Paul Finlan who handles commercial matters.
- Given comfort in matter going forward.
- If we don't hear back from Dean by Monday WELCA will send official termination of lease.
- Tim hesitant to proceed with termination until he spoke with legal counsel.
- Finlan assured Tim that under Wisconsin State Law we can still seek damages available to us under terms of lease.
- Tim is reviewing how we approach this with Attorney Finlan and how to proceed in the best manor.
- Attorney Finlan's firm's rates are reasonable, and he has 30 plus years of experience.
- Cost is approximately \$240 / Hour (requesting \$2000 retainer applied against it, roughly 9 hours of legal time.)
- Chris questioned being able to write off money Dean owes us (Tim did not have answer at this point.)
- Quick note in newsletter if there is anybody with accounting experience (Chris will put something together.)



- We will evaluate the best path forward for the restaurant in conjunction with the management team and, potentially, outside counsel.
- We are following up an inquiry made by someone who may be interested in the restaurant.
- Elaine suggested we make sure our insurance renewal includes coverage of new docks (April is generally when we renew.)
- Tim had discussion with Justin to make sure it was discussed with broker.
- WEL has new dumpsters from Waste Management.
- Tim noticed trash behind dumpster, addressed with Justin (hopefully this has been addressed.)
- Brent will do preliminary walkaround before end of May ARC walkaround.

Treasurer's Report – Chris Tabat

- Chris indicated we had a potentially good March.
- Evaluating why numbers are up slightly.
- Checking to see if numbers are higher because of return of pool lock.
- Historically the lower the occupancy the better the association does with income.
- Underscores the cost of the rental program on the grounds with the high occupancy.
- Cost of Chemical, Waste Management, etc.
- Chris is going to check with a relative who is CPA in regards to writing off debt Dean owes.
- Tim gave it ok to proceed ahead.
- Receivables look to be in line, nothing problematic.
- Justin will typically reach out to Tim if there are any issues.

WELCA Board Discussion Items

- Update on Dock.
 - Dock reservation system is set.
 - Looking at 32" to top is good median height.
 - Should be able to see from boat and walk along dock.
 - Concern cedar board could warp, or bow (using vinyl instead) will weather better than wood.
 - This will be at no additional cost.
 - Labeling for slips will be done by Justin when he comes up with his internal document.
 - Slip number will go halfway up so it can be seen from both ways.
 - Launch dock dropped off yesterday, other three docks coming in this week.
 - Looking to start on Lynx Lake and work way around.
 - Initial setup is most difficult part, but confident maintenance crew can handle it.
 - Looking to see how to store for winter (cover), Brent to check with Justin.
 - Removing bumpers would be recommended so they don't weather or crack.
- Dock Reservation Procedure.
 - Front office will be managing who is in what slip.
 - Justin will be able to manage all slips and be able to swamp based on guest\owner stay.
 - Justin did not think it was a good idea to pre-post with renters.
 - Front desk should ask if guest has a boat.
 - Chris to put together write up for procedures in May newsletter.
 - Jeff Wildt made motion to approve procedures, seconded by Brent Lidwin, all in favor.
 - All boat slips will be numbered and assigned by the front office.



- All boat slips assignments must correspond to any guest (owner or renter) stay on property. Boats must be removed if off property for more than 48 hours.
 - Owners may reserve boat slips up to 1 week in advance of stay by sending a request to info@wildeaglelodge.com.
 - Dock locations will be assigned by the staff in an available location nearest the unit. Owners may request specific docks or slips. If a slip at the desired dock/slip is not available for the entire owner stay, the owner will be offered the option of switching slips mid-stay.
 - Owners will receive email notifications of their dock/slip assignments.
 - Rental guests may request a boat slip upon arrival and must wait for a slip assignment before docking boat.
 - Owner reservation requests will be wait-listed once WEL has reached full capacity.
 - Only one boat slip reservation/assignment per condo will be honored. Additional boats will be limited by real-time availability and must be approved in advance of docking by manager or their representative. Second boats must be removed immediately upon request by manager.
- Pool Update – Jeff Wildt
 - Desert Air working with company called Byron in putting proposal together.
 - Byron putting proposal together with Tweetgarot.
 - Rental units in the pool room which could become problematic in summer with humidity.
 - Put together options for ventilation in ceiling.
 - Jeff indicated it is important we get this taken care of ASAP (short term solutions.)
 - Byron determines size of units, Tweetgarot does install.
 - Newman Pools out of Beaver Dam WI service and maintain pools and water parks in Dells area.
 - They are holding a class next week at Best Western and will take a look at our pool.
 - Give assessment of what we are doing right or wrong and why it needs to be replaced each year.
 - Chemical are eating away at the plaster (could be misuse of chemicals, property of plasters are not what they used to be in past.)
 - We will learn more after his visit next week.
 - Hopefully getting better operation procedures how to maintain pool area.
 - Brent asked if Jeff could look into maintenance program.
 - Board discussed management concerns regarding performance, will have further discussion with Justin at next board meeting.

Next meeting Thursday, May 9th @ 6:00 PM

Meeting adjourned @ 10:34 AM

Submitted by Elaine Graf, WELCA Secretary.