



Wild Eagle Lodge Association Board

Meeting Minutes

Location: Microsoft Teams

Date: 5-9-24

Time: 6:00 PM

Attendees:

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

Absent:

None

Approval of minutes April 20th, 2024

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

Management Team Update – Justin Behling

- Update from management team side and other items for discussion.
 - Master plan for upcoming season.
 - Snow fence & winter decorations down.
 - Fix plow marks and reseated those.
 - Fish house open Monday, and waters on the outside bathrooms.
 - Order new paper towel holders for fish house.
 - Lawn furniture moved around property.
 - Stained new swings.
 - New cushions for pool patio.
 - Fire pits set up along with courts and nets.
 - Replaced fencing between lobby area and Blue Heron.
 - Need to replace lattice work from edge of lobby to maintenance (staining.)
 - Sprayed building for ants once, will probably do again.
 - Blown out parking lot and 90% of pole lights repaired.
 - Taken care of miscellaneous items, cracked siding.
 - Replacing some down spouts & stair treads.
 - Added yard gravel to area where metal was exposed (contacted DNR prior.)
 - Looks like good temporary solution in short term (Tim sent out photo.)
 - Last two weeks have been focused on docks.
 - Going through flower beds and weeding.
 - First load of mulch coming in tomorrow.
 - First load of gravel delivered on Monday.
 - Replace bed edging that's missing.
 - Focus on balcony staining this spring (emailing owners if they are interested.)
 - Caulking to be done.
 - Spraying dandelions.
 - Garbage cans need to be repainted.



- Sprinkler system set up will be in next week schedule.
- Flower beds will be addressed week before Memorial Day.
- Focus on staining, high school kid to come in this summer, focus is only staining.
- Wells tested last Tuesday, Vilas County Health Department got two samples from Well B again, results should be in tomorrow.
- Been in contact with Hedberg Well Drilling regarding issues with wells.
- Work orders there waiting on second confirmation test (they will take care of the work order issues.)
- There are 11 wells total (8 or 9 units per well.)
- Two wells feed building B.
- Items being addressed: level of bacteria, height of well casings to bring to code.
- Vermin proof caps were loose or damaged and are being replaced.
- Will water samples be taken every year? Vilas county well monitoring program.
- We are getting back into the program (quarterly test per year.)
- County have to do 25% of wells to qualify for program.
- Unit owners being individually notified of well situation.
- Docks look good, some may need deep water bracing.
- Ordered auger post to stabilize.
- Longer ramps for the four entries.
- Looking good, bumpers went on this week.
- Reservation posts out and look good.
- Tim walked every dock, and each felt solid.
- Only issue was static electricity when walking on.
- Brent indicated manufacture said they do hold static charge when new from packaging, as they are used and settled that will go away.
- More immediate fix there is a cleaner that can be applied "Simple Green.")
- Continue to monitor situation and address as needed.
- Entry ways need to be changed (not right size.)
- Having issues with reservation sign on lake side because of bumper placement (maintenance crew working through those issues.)
- Adding 3" reflective numbers to end of the fingers so you'll be able to see what slip is what one.
- Will also be numbering the pole with 1 ½" numbers.
- Jeff recommending staining done this summer is supervised and done professionally.
- Board excited somebody is dedicated to this staining task.
- Chris indicated it was brought to boards attention grounds have not been kept up that well
- Tim stated porches and balconies have to be a high priority (starting to look very shabby.)
- Needs to be done or management team will do it and charge owners.
- Stain will be available at front desk for owners, contact desk for more details.
- Tim reinforced all the stain should be matching color.
- Jeff asked if they could go back and re-stain, so everything is same stain color.
- Chris Tabat concerns regarding shrubbery and maintenance.
- Justin is open to feedback, feeling current staff has everything under control for summer months.
- Todd has punch list four pages long of things he wants to get done.
- Todd's son is also on the maintenance team.
- Chris Tabat asked if we could review punch list from Todd.
- Elaine commented on amount of geese poop on shoreline, can this be addressed?
- Included in morning task list to clean up beach.
- Sent new bid to get 600 lb. MAG lock for pool door to allow pool door to be entry door.



- Tim & Brent checking on outside beach chairs on sale in Eagle River.
- Addressing towels in pool area and reducing numbers.
- Pool towels will be available for renters not for owners, this will be addressed in newsletter.
- Justin questioned tree removal bid; board will get back to him soon.

President's Report – Tim Wolfe

- All perishables' items have been removed from SAGE.
- Termination letter sent to Dean Vossekul.
- Based on Tim's research it's not worth time or effort to pursue judgment against Dean.
- Tim's review of the public records in Wisconsin suggests that Dean has multiple, substantial secured judgments against him which would make our likelihood of satisfying a judgment against him unlikely at this point.
- Pursuing costly litigation at this time is not in the association's best interests.
- Other talk regarding barbecue restaurant from Sheboygan coming in (conversation at this time.)
- Suggested start to advertise availability of restaurant, Justin to get information out to public.
- Tim will talk to Justin.
- Insurance rates continue to go up from \$25,971.00 to approximately \$31,654.00 annually.
- Changing deductibles on wind and hail damage from dollar amount to percentage of value.
- Department of revenue contacted; association did not file income tax in 2021.
- We have been in touch with Northland CPA.
- Do not owe anything, we are not for profit.
- Justin had contractor Lumber Jack's Tree Service quote to take down trees, 47 trees need to be removed (estimate is \$5,200.00)
- Trees with orange dot are marked for removal.
- Brent questioned if we are looking at replacement trees, but not in this year's budget.
- No estimate as of yet for HVAC in pool.
- Chris wants to hold off on other expenses until we get quote on HVAC for pool area.
- Bulk of tree removal cost is for the large trees.
- Tree removal does include some grinding of stumps.
- Tim to speak with Justin regarding tree removal.

Treasurer's Report – Chris Tabat

- Chris has not received any numbers for April, no report.

WELCA Board Discussion Items

- Brent indicated we sold 93 sections of dock (sold all on Facebook Market Place.)
- Only 17 docks remaining.
- Bumper placement on Duck side will help visualize where boaters need to line up better.
- Cleats need to be farther back in order to tie.

Next meeting Saturday, June 15th, 2024 @ 9 AM.

Meeting moved to Tuesday, June 18th, 2024 @ 6 PM.

Meeting adjourned @ 10:27 AM

Submitted by Elaine Graf, WELCA Secretary.