



Wild Eagle Lodge Association Board

Meeting Minutes

Location: Microsoft Teams

Date: 6-29-24

Time: 9:00 AM

Attendees:

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

Absent:

None

Approval of minutes April 20th, 2024

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

Management Team Update – Justin Behling

- No new updates from Justin other than well is corrected.

President’s Report – Tim Wolfe

- Update on SAGE \ Blue Heron.
 - Chanticleer Inn concept not something we’re interested in.
 - Tim communicated that to Chris Grebe.
 - Chris Grebe proposed three step notion, get interested in building, operate as a bar until they’re ready to something food wise, and collect minimal lease income.
 - When Tim spoke with Jenni it was clear they did not have the bandwidth do anything food wise this year.
 - Without the commitment of food this is not the best approach.
 - If we get commitment they will do food, it would be better approach (in terms of length of lease.)
 - Justin was contacted by gentlemen in town name Leonardo who is interested in running authentic Italian restaurant (owns landscaping business in Eagle River.)
 - Tim has message into Leonardo as main contact.
 - Tim’s research from local realtor indicated anywhere between \$1500 - \$2500 per month for rent.
- Well B Testing.
 - Got clear sample, up and running.
- Tim noted access road repaved this year already has some pitting.
- Will circle back with Finish Line to see what can be done.
- Staircase down and back up, repaired quickly by maintenance group.



Treasurer's Report – Chris Tabat

- Sent out treasurer's report by email for July.
- Dock Assessment.
 - Twelve hundred dollars in assessments outstanding.
 - Justin reaching out to both owners for outstanding special assessments.
 - Unit 105 is for sale, checking with Justin that all assessments have been made.
- Chris made official motion to write off money Dean owes WELCA, Elaine seconded (all in favor.)
- Additional costs for docks.
 - No extra cost for swapping out the ramps.
 - Justin has not received any invoices.
 - Sign will be hung by boat launch.
 - Jeff indicated we still need bumpers on the boat launch (may need to purchase two more.)
- Emergency reserves and how much to keep.
 - Generally in positive situation.
 - Best day of month is end of month when everyone has paid dues.
 - Took another \$15,000 in liability with increase of insurance deductible.
 - Chris suggests we stay the course that we want to keep \$30,000 for emergencies.
 - Do have extra cash to float to emergency funds if we had to.
- We have \$46,000 to \$47,000 in reserves after adjustments with write off from Dean.
- Would give us \$15,000 pot of money to allocate for discretionary projects at this point.
- Chris asked if board is ok with doing audit in house (open for discussion.)
- This will save \$9,500 that we have to pay out of reserves (not a budgeted item.)
- This would take two-thirds of discretionary money.
- Justin was on board with this idea.
- Justin can give information but will not be involved in internal audit.
- Two owners who are firmly committed in internal audit (Chris Tabat reached out to one other owner.)
- Tim indicated the bylaws do not require a professional CPA to perform audit.
- Suggested we go internal this year but leave door open to independent firm in future.
- Chris Tabat feels every so many years have an external audit.
- Audit from a logical perspective was processes and controls, and separation of duties.
- Per Tim, we should have a guide of some sort that we can follow for the internal audit.
- Justin may have something procedural we can use.
- Pool Update.
 - Found \$4,500 solution for dehumidifier.
 - Hopefully it will buy us a few years until we get a permanent solution.
 - Filtration system for pool is failing, we need new controllers and tanks in the tune of \$8,000.
 - Board has talked about multiyear plan for special assessment on pool.
 - Looking at a replastering for pool, EPA outlawed material traditionally used for this.
 - New material only lasts about five years and would cost \$150,000 to redo the pool.
 - Chris doesn't believe there is not a more economical approach.
 - Looking at thin composite to replace paneling in pool.
 - List keeps going on with items that need to be replaced.
 - The board has a lot of work to do to figure out what our next step will be.
 - Tim indicated we need short- and long-term plan for the pool.



- Chris Tabat making motion to purchase dehumidifier (\$4,500), well contamination (\$22,093.60), pool filtration system repairs (\$8,000), Duck Lake roof application (\$500), tree removal (\$5,480), Grand total: \$20,537.40, Brent seconded, no discussion needed, all in favor.

WELCA Board Discussion Items

- Final dock installation & any remaining updates/cost? – Brent Lidwin (nothing remaining, except for bumpers at launch, board will look into)
- ARC Spring walkaround – Brent Lidwin \ Elaine Graf \ Mike Ermi
 - Huge improvement compared to past.
 - Flowers in place.
 - Brent indicated some downspouts missing.
 - Walkaround issues already addressed.
 - Todd re-supported light posts in parking lot.
 - A lot of attention to detail not seen in past.
 - Right color stain needs to be applied to exterior of building and light post.
 - Who is responsible for caulking around doors.
 - Brent looking into price of epoxy, roughly between \$1800 & \$2500 for patios.
 - Sandblasting & epoxy at pool \$5130, also add UV coat.
 - Tim asked if we could include painters, etc. on owners list on website for owners.
 - Tim suggested everyone look at Association docs so we can come to conclusion on caulking.
- Boat slip reservation.
 - Going good, front desk on top of everything.
 - Trailor tickets being distributed.
 - Tim feels it's working great.
 - Easy to see numbers and if reserved or not.
 - Good process for those who have boats.
- Pier D'Nort advertising sign for boat launch (already talked about earlier)
- Staining of outside upper decks.
 - LLC will contact owners for lakeside decks to see if they want their units stained.
 - One hour would be roughly \$45.
 - Young man doing staining is Justin's nephew.
 - Steps not addressed because they would need to be shut down while drying. Difficult to do with guest.
- Budget item – Chris discussed raising rental fee, board would like to move forward with increasing prior to 2025, Chris Tabat will talk with Justin.
- Proposed is to increase from \$5.00 to \$10.00 per day in 2025.
- Confirming this is being completed with Justin for pre-bookings for 2025.

Next meeting Saturday, July 20th, 2024 @ 9:00 AM.

Meeting adjourned @ 10:30 AM

Submitted by Elaine Graf, WELCA Secretary.