



# Wild Eagle Lodge Association Board

Meeting Minutes

**Location: Microsoft Teams**

**Date: 7-20-24**

**Time: 9:00 AM**

## **Attendees:**

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

## **Absent:**

None

## **Approval of minutes June 29<sup>th</sup>, 2024**

- Motion to approve by Jeff Wildt, seconded by Brent Lidwin, all in favor.

## **Management Team Update – Justin Behling**

- Post Fire Update.
  - No longer under inspector's quarantine, where we are at and where are we heading.
  - Adjusters on site yesterday, last onsite of insurance process.
  - Took pictures & measurements.
  - Put in bid for removal of debris and slab.
  - Chris Westphal from Pinnow Building took measures to bid on new building replacement.
  - Inventory sheets from insurance company to go through personal property.
  - Investigation work done and got ball rolling.
  - Tim questioned what to do with property in the interim.
  - All power tools replaced, can do electrical and plumbing work.
  - Purchased basic gardening and landscaping tools (push mower & sprayers.)
  - Working on getting replacement lawn tractor.
  - This will get us back up and running until larger tools come in for projects.
  - Chris asked if they were reusing slab or pouring new one (due to heat slab will come out.)
  - Justin checking if we have coverage for removal.
  - Tim asked if there are opportunity to rent lawn tractor (Justin to check United Rental.)
  - Brent suggested hiring landscaper for week or two to cut lawn.
  - Jeff asked about where to get lawn tractor, tractor covered by insurance (John Deere.)
  - Justin has not contacted John Deere yet, waiting for insurance to be tied up.
  - Elaine raised question where to store equipment until building is replaced.
  - Another question for insurance company.
  - Temporary storage or office space.
  - Justin indicated if storage would take a long time, we have business interruption insurance.
  - Elaine suggested dropping a POD for storage over the winter.
- Pool Issues.
  - Pump motor for pool started malfunctioning (ordered new one to replace.)
  - Issue with hot tub controller, functioning the way it should, ORP probe needs to be replaced and not the entire controller.



- Functioning but needs to be cleared out more frequently.
- Chris asked what repair cost for items are (Generic Probe \$150-\$200, name is \$500, controllers are \$3500, and pump was \$800.)
- Elaine brought up pitting in back parking lot and if Finish Line can come back to repair.
- They will drop off material and we can fill in as needed.

### **President's Report – Tim Wolfe**

- Tim talked to Leonardo, expressed interest.
- Interested in terms, wants to make sure everything in facility works.
- Tim shared basic outline of lease (same as with what was offered to Dean.)
- Hoping to meet with him when he is back in Eagle River.
- Approached by group who would like to rent the space for meeting in October.
- Group of optometrists.
- Would like to be able to conduct meetings in Blue Heron space.
- Two days with couple hours of meetings, no food or beverages.
- Justin suggested \$500 for rental space, group felt this was a fair amount.
- Association doing nothing in regard to preparing the space.
- LLC repaired spot in floor that was a hazard.
- Any cleanup for space cost to be passed along to the renter.
- Tim will proceed ahead with notifying Justin.
- Chris pointed out it would be good to have our own representative looking into fire issues.
- Dan McKirgan, retired Rockville, IL Fire Chief (Unit 139) agreed to help us out.
- He was present when inspector was on site to make sure proper inspection being done and right questions being asked.
- Met with Eagle River Fire Chief, no further investigation into the origin of the fire for multiple reasons.
- 1. Condition of property after bulldozed.
- 2. No sense of any arson risk.
- 3. No one was injured.
- Highly unlikely the state will do anything.
- Right now all in hands of insurance companies.
- Special thanks to Dan McKirgan (Unit 139) for doing that on behalf of the board.
- Tim will speak with Justin regarding daily rental fee increase.

### **Treasurer's Report – Chris Tabat**

- June update was sent by email, no questions were asked.
- When will we have to pay out our \$25,000 insurance deductible?
- Both Justin and Chris are unsure at this point.
- Insurance company will come with proposed amount, we will accept or contest.
- They will write us a check and we will move forward with re-build.
- We won't have to pay out deductible until insurance money is gone.
- As building nears completion is when we would have to pay remaining amount.
- Audit committee update - no other comments from board members.
- All numbers worked out for the docks that have been replaced in the end to the penny.
- With audit CLA audited 35 transactions.
- Examination was very limited, disappointing in what they charged us.



- Chris counted up transactions for June statement and there were 42.
- Two people look at each transaction should take only a few hours for internal audit (Not a large time commitment.)
- Neither Chris nor Justin can influence or direct the group.
- Discuss 2025 budget approach.
- Email sent out with financial on state of the union.
- Last year had \$33,000 reserve contribution.
- Strategic plan that called for \$60,000 reserve contribution.
- We have had a terrible year with a lot of overruns, due to unanticipated mechanical breakdowns and expenses.
- We will be lucky to break even this year, subject to special assessment.
- We need to get more aggressive with our savings.
- Preliminary assessment suggest a need to increase funding from owners in order to meet our known needs.
- Chris would like to get back to what we're supposed to doing, establish statutory reserve account.
- Increase money to go into capital expenditures.
- Increase reserves may help improve property value.
- Chris would come up with annual budget with operational costs that was balanced.
- Monthly association fee as close as we can estimate paying for our operations cost.
- Come up with reserve fund.
- Need a better-balanced budget.
- Increase would go for future improvements that are needed.

### **WELCA Board Discussion Items**

- Vertical bumpers, do we want to add any to boat launch or other slips next year.
- Elaine brought up directing owners to information available on owners' site as we move forward on rebuild of building and future pool improvements.
- September mailer for owners.
- Making sure we have updated owner information for annual meeting and special assessments notices. Reminder to owners to be put in newsletter.
- Dehumidifiers are working nicely in pool area, feeling like normal pool room.
- Pool area looked better and cleaner.
- Jeff talked to Neuman pool guy, looking to do separate meeting with WELCA board.
- Jeff will line up dates for availability.
- Neuman Pool located in Beaver Dam, services many companies with pools.
- Looking at how to maintain pool to eliminate problems.
- Temporary solutions are working nicely.

Next meeting Saturday, August 17<sup>th</sup>, 2024 @ 9:00 AM.

Meeting adjourned @ 10:30 AM

Submitted by Elaine Graf, WELCA Secretary.