



Wild Eagle Lodge Association Board

Meeting Minutes

Location: Microsoft Teams

Date: 8-17-24

Time: 9:00 AM

Attendees:

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

Absent:

None

Approval of minutes July 20th, 2024

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

Insurance agent, Scott Wink regarding the fire and rebuilding the structure.

- Emily (in house claims person) communicating with Justin.
- Reserve for building @\$250,000, \$25,000 of business income.
- Waiting for contractor to secure estimates for HVAC & Electrical (holding up the estimate.)
- There is a \$20,000 payment to be made so far.
- Waiting for contractor to get back to us to get rolling.
- Not sure if \$20,000 payment to association or LLC (Tim to follow up with Justin.)
- \$100,000 reserve on personal property.
- Deductible applied sometime in the middle of the process (depends on contractor.)
- Should not take long to construct this type of building (not like a house 6–9-month period.)
- How will affect 2025 insurance renewal?
- Re-insurance dictating to insurance company what they can or can't do.
- Scott predicts same rate increase we've seen in past three years.
- Not going to get non-renewed, Scott doesn't see that coming.
- One other insurance company saw re-insurance go up 43%. this last renewal.
- Should look into special circumstances at grounds (band, fireworks, etc.)
- Building cost \$250,000 less \$25,000 deductible. (example)
- Association responsible for shell of building, individual owners responsible from painting in.
- If things pop up during or after meeting, call Scott's cell number.
- Tim will be writing something up regarding insurance coverage for newsletter.

President's Report – Tim Wolfe

- Great thanks to Jeff for securing meeting with Mark from Neuman Pools.
- Met with Mark on August 14th regarding status, options for pool area and cost-effective solutions.
- Josh Trammell' 4T's Services did a very job on the lawn while the property was without lawn cutting equipment after the fire. Josh would be interested in providing weekly lawn and ground services and can also do snow removal. The Board will assess whether it might be in the Association's best interests to outsource certain tasks currently being performed by the LLC.



- Well B Update
 - Where does the issue lie with contamination? We are planning on following the DNR/County recommendations and shocking the well again early next week and having follow up testing done.
- WELCA Daily Rental Fee Increase - \$10 daily fee for 2025.
 - Tim will add to list to talk to Justin about.

Treasurer's Report – Chris Tabat

- Back in black to tune of \$2,000 (hopefully getting more money back.)
- Justin will have documents uploaded by August 23rd for audit committee.
- 2025 Budget.
 - Chris forwarded and updated strategic plan to board members.
 - This is based on information Mark gave on Wednesday.
 - Chris proposes operational budget as we've seen every year.
 - Will be balanced and no extra funds.
 - Looking at 10% increase in operation budget to cover expenses (other than management fee.)
 - Some surplus in operating budget last year (approx. \$33,366.00)
 - Funding milestones set for strategic plan.
 - Projecting numbers a year before we need them.
 - Chris keeping eyes on other condo association fees in area to compare how we wind up.
 - Special assessment for future would be funding milestones in order to make future improvements.
 - Tim to talk to Justin about if tractor on property Monday morning.

WELCA Board Discussion Items

- ARC to choose color of patio epoxy.
 - Brent asked to get it out in September newsletter for any owners interested in doing this.
 - ARC committee chose color closest match to concrete look so it's uniform across the board.
 - Looking to get hard samples to put in the lobby.
 - Brent will supply something for the newsletter indicating individual cost.
 - Reach out to Justin to get quote.
 - Multiple properties might reduce cost.
- Outdoor faucets now working.
 - Frost free faucets.
 - Chris thought the faucets had a shutoff.
 - Owner has brought it to Chris' attention numerous times that it's not working.
 - This has been addressed with management many times and is still not fixed.
 - Several outside faucets are not working.
 - Tim will speak with Justin and Todd regarding outside faucet.
 - He will also have address changed on website.
 - Board looking for outstanding maintenance requests that have not been addressed, and too many complaints coming from owners.
 - Need weekly list of maintenance requests and status of those requests.
 - Some requests have been waiting for multiple years.
- Where do we stand on the management agreement.
 - Board is looking at service points and accountability points are being discussed.



- The board is scheduling a meeting with Chris Grebe to discuss management issues prior to our next meeting.
- Tabling Blue Heron discussion and strategic planning until next month.
- Finish Line filled in back parking area.
- Pier of d'Nort has been paid in full.
- Brent getting lien waiver to indicate paid in full.
- Vertical \$130 for boat launch, horizontal \$150 (for budgeting purposes next year.)

Next meeting Saturday, September 14th, 2024 @ 9:00 AM.

Meeting adjourned @ 10:31 AM

Submitted by Elaine Graf, WELCA Secretary.