



# Wild Eagle Lodge Association Board

Meeting Minutes

**Location: Microsoft Teams**

**Date: 9-14-24**

**Time: 9:00 AM**

## **Attendees:**

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

## **Absent:**

None

## **Approval of minutes August 17<sup>th</sup>, 2024**

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

## **President's Report – Tim Wolfe**

- Meeting with Management Group went well.
- Jeff is working on Service Level Agreement with Tim.
- Will then be resent to the board.
- Tim will follow up with list of owner requests when he's back on Monday.
- Tim spoke with Justin regarding changing email on owners' site (completed.)
- Asked Justin to shut down unneeded electricity at Blue Heron.
- Outside faucets being looked at by maintenance crew after Labor Day, will be addressed.
- Tim received preliminary information back from insurance company.
- Questioning 5K that was allocated for damage to the Blue Heron. Will need to review what damage that had occurred if it was siding

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

- No updates because not data received for month of August.
- Audit review is ongoing with Justin responding to committee.
- Budget approach for 2025.
  - Chris T suggested balanced operational budget with 10% dues increase.
  - Justin proposed an increase of 12% to 13% dues increase with excess money (not the direction board wanted to take.)
  - Talked about a program of works spanning several years with group of initiatives.
  - First group consisted of pool repair and potentially something to do with Blue Heron.
  - Justin wants smaller project with four-month assessment like we did with the docks.
  - Chris indicated we will go from one special assessment to another with that approach.
  - With projects coming up looking at special assessments over the next ten years.
  - Chris is suggesting approval of 2025 budget at next meeting and get out to owners for their consideration.
  - Tim recommended all board members look at splits and figure out where we want to prioritize.



- Board had lengthy discussion in regard to increasing daily resort fee to cover wear & tear on property.
- Board is looking at strategic budget number between \$50,000 and \$100,000 for future improvements of Blue Heron. Need to decide if we will keep the building or bulldoze.
- Tim questioned if we have a number to bulldoze the Blue Heron, Chris T asked Justin with no response.
- Chris T will be looking for bulldoze cost before we budget in the strategic plan.
- Chris T followed up with Justin on past summer meeting action items but no response (Justin said waiting on contractor information.)
- Board will be reviewing management agreement, budget items, and strategic plan.

### **WELCA Board Discussion Items**

- Jeff questioned if we checked into what would work in the Blue Heron restaurant.
- Just looking for advice in regard to options in Eagle River that would work.
- There has been some talk but no actions as far as feasible options.
- Tim will touch base with Chris Westphal regarding numbers to bulldoze Blue Heron.
- Decision must be made before we stick money in Blue Heron for fire damage.
- Tim will be addressing board concerns with Chris Grebe and let him digest.
- 2025 Budget meeting Thursday, October 3<sup>rd</sup>, 7 PM to 8 PM.

Next WELCA meeting Saturday, October 12<sup>th</sup>, 2024 @ 9:00 AM to 10:30 AM.

Meeting adjourned 10:28 AM

Submitted by Elaine Graf, WELCA Secretary.