



Wild Eagle Lodge Condominium Association, INC
Tuesday January 14, 2025

1. Call to Order motion by CB 4:31, 2nd by CG
 - a. Vote 4-0
 - b. Attendees: Chris Bruno, Chris Grebe, Brent Lidwin, Justin Behling, Sarah Kortz, Dennis Osimitz
2. Proof of notice of meeting or waiver of notice - Yes
3. Open position discussion
 - a. Nomination of Dennis Osimitz to board of directors (owner since 2006)
 - b. Motion by CB, 2nd by CG
 - c. Vote 4-0
 - d. Table board Treasurer role until next meeting
4. Reading and disposal of any unapproved minutes
 - a. Annual Meeting Minutes 11/2/24 – waiting on meeting minutes from Elaine – moved to February Agenda
 - b. Video Election Meeting Minutes 12/7/24 – motion by BL, 2nd by SK Vote 5-0 pass
 - c. BOD Meeting Minutes of 12/16/24 – motion by CG, 2nd by BL Vote 5-0
 - d. Meeting minutes from 10/3/24 being written up by Brent Lidwin – will be submitted for February Agenda
5. Reports of officers
 - a. 4th quarter financial report – Justin Behling to send 4th quarter P&L update. Advance payment from Secura roughly \$120,000 for maintenance building not including deductible which comes due at end of project (\$25,000)
 - i. Discussion of options of timing for concrete - cost to thaw ground or wait until spring. CG to set up call between Pino and Secura for balance of cost and timing
 - b. President's report – review below open items
6. Reports of Committees – ARC committee for June BOD meeting
7. Unfinished business
 - a. Blue Heron building
 - i. Quotes for BH HVAC (Quality Heating and additional Dahlquest quote to be requested)



Wild Eagle Lodge Condominium Association, INC

1. 4 systems that feed the BH, 2 rooftop, 1 standard heater behind stage, 1 in attic above side room. Proposal is just for rooftop units that are not working. Spacer heaters set up currently with fans, tarps
 - ii. Hood cleaning professionally on hold. In house cleaning in process. Kitchen equipment cleaned up and wrapped up. Some damage to flat top so likely has to be grinded. Septic line has to be jetted as bathroom is backed up. Grease traps to be looked at.
 - iii. Carpet cleaning – on hold
 - b. Dock bumpers addition and flush mount replacement Dock 1 on Lynx lake. By adding more bumpers will reduce time by maintenance team adjusting bumpers to boat sizes. Quote of \$4200 received. Is in approved budget for maintenance and new quote is less than what is in Budget.
 - i. Motion by CG, 2nd by CB
 - ii. Vote 5-0
 - c. Google Docs [Wild Eagle Lodge Board of Director Folders - Google Drive](#) access
 - i. Sarah to be set up as Admin
 - ii. Meeting minutes will be posted to Owner Site by Justin once approved
8. New Business
- a. Blue Heron building:
 - i. NAI Pfefferle engaged to list BH building commercially to find a tenant. Date scheduled with broker on 1/16/25
 - ii. Get proposals for professional hood and carpet cleaning on BH building
 - b. Process for quote/payments to vendors: If BOD majority approves via meeting or email, Justin to sign off on any capital item contracts/project BOD has approved
 - c. Special Assessment for pool
 - i. CG to be on site weekend of 1/18 to meet up with Newman Pools to discuss scope and proposal. Recommendation to review presentation again by Newman that explains needs and benefits
 - ii. Cosmetics being done by maintenance team



Wild Eagle Lodge Condominium Association, INC

- d. Well testing this quarter then again in May/June then moving to annual test (each spring)
 - i. Recommendation to do assessment during summer months or work with rental program on best way to bill out
- 9. Adjournment
 - a. Motion by CB to adjourn 5:55 pm, approved, 2nd by BL
 - b. Vote 5-0

Next Meeting:

Proposal of next meeting to move up by 1 week to move projects forward. Wednesday February 5th at 4:00 pm CST