



Wild Eagle Lodge Condominium Association, INC  
July 2, 2025

1. Call to Order
  - a. Present: Chris Grebe, Chris Bruno, Dennis Osimitz, Brent Lidwin, Sarah Kortz, Justin Behling
  - b. Motion by CB at 4:05 PM CDT, 2<sup>nd</sup> by BL
  - c. Vote 5-0
2. Acknowledge proof of notice of meeting or waiver of notice - complete
3. Reading and disposal of any unapproved minutes
  - a. May 6<sup>th</sup>, 2025 (missed previously)
    - i. Motion to approve CB, 2<sup>nd</sup> by DO
    - ii. Vote 4-0 (1 abstain CG since not in attendance that meeting)
  - b. June 17<sup>th</sup>, 2025 meeting minutes
    - i. Motion to approve by DO, 2<sup>nd</sup> by CB
    - ii. Vote 5-0
4. Unfinished business
  - a. Special Assessment feedback
    - i. Recording audio to be transferred via dropbox then will be posted on owners website (audio will be posted because file is very large so no video) will then put in newsletter that audio is posted for 2 weeks
    - ii. Discussed subcommittee for management quotes
    - iii. Discussed how owners must have email subscription preferences set up to receive newsletters and eblasts
  - b. Pool work contracts and updates
    - i. HVAC contractor was on site this past week
    - ii. Neuman recommending to find a sauna specialist for quote to update to infrared technology
      1. CB to reach out to a contractor
    - iii. BL to send the 2 color selections to Bruno who will ask for samples/rendering if possible for ARC committee to decide on deck /tile colors for pool area



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- c. BH discussion
    - i. Rental listing – LOI received from tenant, discussed getting counsel to assist with drafting agreement and working through complications with LLC owning equipment inside BH and how any responsibility splits would be determined, repairs, etc.
    - ii. Next steps: DO to research law firm to engage for lease work
  - d. Brent Lidwin exited meeting
  - e. Pinno maintenance building update
    - i. Plumbing contractor working next week for underground work
    - ii. Targeting mid- July for pouring concrete
    - iii. Complete schedule as finalize details from state coming shortly
  - f. July newsletter – Bruno will update President’s letter with above info regarding maintenance schedule and aim to send out by this Friday
  - g. Temporary Handicap parking request – have received cost for a temporary sign
  - h. Financial update – books are reconciled up to May 31st
5. New Business
6. Next Meeting Proposal July 23<sup>rd</sup> 4:00 PM CDT
7. Adjournment
- a. Motion by CB at 5:44, 2<sup>nd</sup> by DO
  - b. Vote 4-0