



Wild Eagle Lodge Condominium Association, INC
July 23, 2025

1. Call to Order
 - a. 4:01 PM CDT by CB, 2nd by BL
 - b. Vote 5-0 Pass
 - c. Present: Chris Grebe, Chris Bruno, Dennis Osimitz, Brent Lidwin, Sarah Kortz, Justin Behling
2. Acknowledge proof of notice of meeting or waiver of notice - complete
3. Reading and disposal of any unapproved minutes
 - a. July 2nd, 2025, meeting minutes
 - i. Motion to approve by DO, 2nd by CB
 - ii. Vote 5-0 Pass
4. Unfinished business
 - a. Sub-committee suggestion discussion
 - i. WEL management working to submit a 2026 management contract
 - ii. Defer action pending receipt of document from Management company for contract information
 - iii. Will be working starting in Mid August on 2026 budget
 - b. Landscaping – catching up on tasks and addressing concerns, have sprinklers so grass growing better. Lawn is cut 1 x per week. When ARC committee reviewed this spring the grounds looked good. Thinking of better cycling through weed spraying however is continuous work. Need to catch up on edging.
 - c. Rules and Reg changes discussion
 - i. Discussed between board members. Vote 5-0 Pass to not make any changes to Rules and Regulations.
 - d. Questions on website discussion – Refer to below that we will host a quarterly informational call where questions can be posed and answered and recorded. However monitoring multiple incomes of questions is difficult to manage.
 - i. All questions, concerns and general communication should come through the general email wildeagleboard@gmail.com.
 - ii. Note: Facebook groups are not monitored by the board as an official means of communication.



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- e. Open board meetings discussion - Board discussed informational calls during first three quarters of the year and annual meeting available through virtual meeting/recording. Will plan to have an information call for Q3. Vote 5-0 pass to not open board meetings to members.
 - f. Financial statements – requests for financial reports need to come through the board and not directly to the GM. Will plan to post monthly statements on the website.
5. Pinno maintenance building update – Construction on the new maintenance building will begin soon. We’re currently awaiting approval of our “early start” permit from the State of Wisconsin, which will allow us to proceed with underground plumbing, excavation, and concrete work for the new slab. Work will begin as soon as permits are in hand.
6. Insurance discussion – alternative carrier proposal received. Will have a call with insurance provider in attendance to explain proposal. Insurance discussion with broker proposed call – CB will follow up with broker on timing.
7. New Business
- a. ARC committee – epoxy coating discussion
 - i. Have updated quote for epoxy patios by owners, will post quote on website and will be sending out information on the newsletter if they are interested in getting their patios epoxy coated they can receive the quote cost.
 - b. Landscaping request – Discussion that several beds are ready to be redone and could be discussed for next years budget. Duck lake side has no irrigation on that side. There was nothing in 2025 budget for planting/replacing. ARC committee potentially to review for capital expenditure project allocation for 2026 budget.
8. Next Meeting Proposal Wednesday August 6th, 2025 at 4:00 PM CDT
9. CG exited 6:01 PM CDT
10. Adjournment
- a. Motion to adjourn at 6:04 PM by DO, 2nd by CB
 - b. Vote 4-0 Pass