



Wild Eagle Lodge Condominium Association, INC
August 6, 2025

1. Call to Order
 - a. 4:05 PM CDT by CB, 2nd by BL
 - b. Vote 5-0 Pass
2. Acknowledge proof of notice of meeting or waiver of notice - Complete
3. Reading and disposal of any unapproved minutes
 - a. July 23rd, 2025, meeting minutes
 - i. Motion to approve minutes DO, 2nd by BL
 - ii. Vote 5-0 Pass
4. Unfinished business
 - a. Unfinished discussion on follow up questions
 - b. Pool work updates – mandatory pre-construction on site meeting scheduled for September 19th with all contractors. CB to check with Neumann on permit status. Discussed avoiding Cranberry Fest for starting work.
 - i. Sauna – retrofit to current sauna is difficult for warranty reasons.
 - ii. Pool exterior exit doors – discussing getting quote with vendor and timing when pool is shutdown for renovation
 - iii. Ceiling Painting – vendor will give us a quote for painting ceiling (same vendor who did previous painting)
 - c. BH discussion
 - i. Rental listing – LOI. Discussed red lines. Discussed state of equipment and there likely will be cost to bring equipment back to working status for tenant and cost to listing agent. Discussed pros and cons of amenity to owners and guests. Liquor license at risk if not being used.
 1. Motion to approve LOI as written and to proceed with authorization for Dennis to engage with real estate lawyer on lease by SK, 2nd by CG
 2. Vote 5-0 Pass
 3. Discussed getting quotes for repair costs of equipment before entering into any lease



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- d. Pinno maintenance building update – waiting on state authorization. Pinno vendor was on site 8/5 to review site again.
 - e. Insurance provider
 - i. Discussed in depth insurance policy and agreement. Will change to The Baldwin Group as broker of record. Curotech Specialties Inc. would be new carrier for property policy only. Will still have Cincinnati for liability insurance. Cost savings by switching of roughly \$60,000 for the life of the policy (which is 12 months).
 - ii. Motion to cancel property insurance policy with Cincinnati and change to Curotech Specialties and update broker of record from Diamond Group to the Baldwin Group for all other insurance policies by CB, 2nd by CG
 - iii. Vote 5-0 Pass
 - f. Temporary Handicap parking request – will develop form to fill out with state issue information for temporary handicap parking request. Owners can request an assignment of a handicap spot near their unit but will not be designated for personal use.
5. New Business
- a. Landscaping request – BL to discuss with ARC committee on setting a 2026 budget for landscaping
 - b. Aug newsletter wrap up
6. Next Meeting Proposal Wednesday August 27th at 4 pm CDT.
7. Adjournment
- a. Motion to adjourn by CB, 2nd by BL at 5:52 pm CDT