



Wild Eagle Lodge Condominium Association, INC
September 22, 2025

1. Call to Order
 - a. Present: C. Bruno, C. Grebe, D. Osimitz, B. Lidwin, S. Kortz, J. Behling
 - b. 4:08 pm by CB, 2nd by BL
 - c. 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. August 27, 2025, meeting minutes
 - b. Motion to approve with minor grammatical revision by CB, 2nd by BL
 - c. Vote 5-0 Pass
4. Unfinished business
 - a. BH lease and cleaning discussion. Initial cleaning to be started by tenant to discover what equipment may need to be repaired. Work to be led by tenant on repairs.
 - b. Pool project – pool, HVAC and electrical contractors present for mandatory pre-meeting 9/19.
 - i. Domestic plumbing not included in bids (lobby, bathrooms, restaurant lines). Obtaining quote from plumber.
 - ii. Platform holding up HVAC equipment not in quote. Need rack/platform quote.
 - iii. Electrical heating in locker-rooms ceiling – may be able to replace systems in ceiling and eliminate larger system in mechanical pool room.
 - iv. Lockers in bathrooms need to be 4” off the ground according to pool vendor – get revised quote
 - v. Demo work for HVAC about a week of work, install 2-3 weeks, pool project demo 2-3 days, pool work 10 days, electric demo 1 day, electrical install 1 week. Lots of coordination with electrician and pool guys. Neuman will have attendant meet with electrician to coordinate activities.



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- vi. Chemical shed needs to be installed (6x9 roughly outside of pool house) would obtain premade plastic shed to put on property done by maintenance team put on top of sand and pavers.
 - vii. HVAC can start in October (won't impact pool), but demo of pool will start shut down of pool
 - viii. Revised bids requested from vendors with change in scopes.
 - c. Pinno maintenance building update – prep being finished up for concrete. Waiting on zoning permit. Then structure will go up.
 - d. Informational call 9/26 discussion on questions/feedback received – C Bruno will put together update on projects, Dennis to discuss restaurant, Grebe to discuss maintenance building, discussion on internet/phones
 - e. July/Aug financial posting – approved to post online
5. New Business
- a. Budget prep – Justin has first draft getting better insurance numbers now transitioning to new cycle/costs
 - b. WEL LLC management agreement
 - c. Annual meeting preparation
 - d. Unit owner inquiries - well water/filter Justin will respond
 - e. Internet/phones – hit by lightening looking to get contractor to look at repairing phones
6. Next Meeting Proposal October 13th at 4:30 CDT
7. Adjournment
- a. Motion by CG, 2nd by BL
 - b. Vote 5-0 Pass