



BOARD MEETING

Organization Name: WELCA

Date: 11.10.25

Time: 6p

Meeting Type: Regular

1. Call to Order

- Colleen @ 6:01p.
- Attendance: Colleen Crean Wolf, Amy Loasching, Michelle Graf, Mark Holat, Rebecca Waters-Monzingo,

2. Approval of Previous Meeting Minutes

- Motion by Mark, seconded by Amy. Approved.

3. Reports

a. President Report

- No standalone report. Updates covered under Old and New Business.

b. Treasurer's Report

- Current balance: **\$519,497.50**
- Pending payment: **\$88,118.00** to Pinno Construction (maintenance building)
- Michelle has partial access to QuickBooks.

4. Old Business

a. Accounts Transfer Updates (Colleen & Michelle)

- Michelle has viewed the account via screenshare but does not yet have full access.
- Colleen awaiting access.
- DocuSigns completed but access still pending.

b. Transition of Communication Channels (Rebecca)

- Rebecca provided updates on consolidating communication tools and logins.

c. Current/Previous Document Access

- Awaiting delivery of all current and historical documents from C. Grebe.

d. Restaurant Updates (Rebecca)

- **Listing:** Board requested to review the listing before removal.
- **Cleaning Fee:** Need documents to determine agreement terms and payment history.
- **Lease Review:** Board seeking basis of lease costs and clarification on responsibility for liquor-license-related expenses.
- **Use of Space:** WEL LLC maintenance staff has used the restaurant space; verification of rent payments requires account access.

e. Pool Updates (Mark)

- Previous board did not finalize contract with Superior Plumbing; new bids are being obtained.
- Potential contractor may still meet timeline depending on cost.
- Wainscoting and painting under review; pricing in progress.
- Worker accommodation cost options are being evaluated.

f. Maintenance Building Updates (Mark)

- Progress continues with contractors on site.
- Payment issued as planned.

5. New Business



a. Creation of Committees

Four functional committees established:

- **Finance & Budget Committee**
Chair: Michelle Graf; Members: Chris Tabat, Cheryl Peterson, Jeannie
- **Governance & Legal Committee**
Chair: Carol Tabat; Members: Elaine Graf, Ron Lindberg
- **Business Operations & Commercial Oversight Committee**
Chair: Jeff Wildt; Members: Chris Tabat, Jeannie, Elaine Graf
- **Community Relations & Events Committee**
To be developed.

b. Stair Joist Maintenance Concerns

- Photos reviewed. Awaiting response from WEL LLC regarding next steps.

c. Spectrum

- Updates needed for phones and cable; options under review.
- Fiber upgrade available and would be lodge-specific.
- Current pricing offer held through 11.28.2025.
- Colleen will distribute contract for review.

6. Future/Other Business / Open Forum

- No public/member comments.

7. Next Meeting Date | Monday, November 24p @ 6p

8. Adjournment

- Motion to adjourn by Mark at 7:12 p.m., seconded by Amy. Meeting adjourned.