

Wild Eagle Lodge Condominium Association

2024 Annual Meeting

Minutes

1. Call to Order
 - a. Jeff called meeting to order.
 - b. Told why Tim is not present. (Chris Grebe also present)
 - c. Justin took roll call (110, 111, etc.)
 - d. 65 presents, or by proxy.
2. Call Roll of Owners and certifying Proxies
3. Proof of Notice of Meeting or Waiver of Notice
 - a. Notice was mailed on September 10th, 2024
 - b. No unapproved minutes.
4. Jeff went through 2024 accomplishments.
 - a. New docks, everything went well (sold old docks with \$5000)
 - b. New reservation process.
 - c. Eliminated pool expense.
 - d. Repaved back parking lot.
 - e. Provided contractors, etc., on web site.
 - f. Replaced HVAC in pool.
 - i. Just issues dock assessment. (\$107,000 bill)
 - ii. Got stop gap things in place.
 - g. QUESTION PHONES WORK
 - h. Closed down Blue Herron.
 - i. Well problems.
 - j. Replaced pump in Tabat building.
 - k. Hired out to cut down dead trees.
 - l. Working to get building back up.
 - m. PAID DEDUCTABLE, INSURANCE TO PAY REST.
 - n. Spring walk around.
 - o. Talked about epoxy and staining (contact Justin or ARC committee.)
 - p. Dog enforcement policy.
 - q. Clean dryer vents and eliminated phone expense.
 - r. Did internal audit (saved \$9500)
 - s. Looking into pool room investments.
 - t. Audit completed.
5. Reports of Officers
 - a. 2025 Association Budget – Chris Tabat
 - i. HVAC – Didn't want to complete pool room in January.
 - ii. Budget
 - iii. New board in place 5 years ago
 - iv. Explain dues increase, special assessment this year.
 - v. Modest reserve contribution, break even budge.
 - vi. Hoping for easy year, but we had a lot of unexpected expenses.
 - vii. Property 20 years old, things are breaking everywhere.
 - viii. Identify things that could need replacement.
 - ix. Estimates for pool room plaster replacement (one is permanent.)
 - x. Two-part approach: continue with standard repair items, all else based on some type of special assessment strategy. (new board will make these decisions.)
 - xi. Higher estimates for pool +180 / month for this. (for owner planning)
 - xii. Tenant for Blue Heron (lots of problems, how much money to stick in \$50,000 minimum to make usable.)
 - xiii. \$648 Monthly Air, with 10% increase, is still lower than comparable properties.
 - xiv. IS \$50,000 PERMANENT SOLUTION FOR POOL?
 - xv. WHY DON'T WE ROLL INTO THE BUDGET, IF WE DO IT WON'T GO AWAY

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- xvi. Big lump up front, maybe paying for something you're not going to use if you leave.
 - xvii. This approach can be changed.
 - xviii. First assessment for three years.
 - xix. Chris Grebe made motion to approve new operating budget (2025) seconded by Unit 210 - Mark Holat. All in favor.
6. ARC Committee Update (Elaine)
- a. Anybody can look at grounds and speak with us anytime.
 - b. Lots of information on owners' site (meeting minutes, etc.)
 - c. 215 around all summer, feel free to contact him.
 - d. Recommended Contractor List Located on Owners' Site – Elaine Graf
 - e. Spring Walkaround in May – Brent Lidwin/Elaine Graf
 - f. Patriot Epoxy Finish – Brent Lidwin
7. Election of Directors
- a. Election Results
 - b. Big Jim: Owner not identified on ballot, don't have to vote for 5 people on the ballot.
 - c. Suggest to take a revote.
 - d. Suggest to keep existing ballot, no because people already voted, proxy's, etc.
 - e. Mail out new ballots, 10 days out, 10 days back.
 - f. Keep current board in place until new election.
 - g. Only people nominated for can be part of new election.
 - h. Ballots need to be anonymous.
 - i. Sarah made motion to send out new ballot, Big Jim seconded, all in favor.
 - j. Next meeting will be Saturday, December 7th.

2024/2025 Board Nominees:

Brent Lidwin

Jeff Wildt

Carol Tabat

Chris Bruno

Sara Kortz

Chris Grebe

2024/2025 ARC Committee:

Mike Ermi

Elaine Graf

Brent Lidwin

8. Unfinished Business

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- a. Well Testing – Justin Behling
 - i. Well B & C cost a lot of money.
 - b. Pool Room Improvement Updates - Jeff Wildt
9. New Business
- a. Maintenance Building Rebuild – Justin Behling\Chris Grebe
 - i. Working with Pinno
 - ii. Concrete slab
 - iii. Waiting on schedule
 - b. Audit Report Summary 2024 – Jeff Wildt\Carol Tabat\Pauley McKirgan\Jeannie Loeffelholz
 - i. Thanks to Chris T & Justin for documents
 - ii. Submitted report to board on 20th of October.
 - iii. Lots of time went into preparation of report.
 - iv. CLA did previous audit, and suggested changes.
 - c. New Owner Questions Submitted
 - d. Any Additional Questions
 - i. Options for Blue Herron
10. Motion to adjourn by Jim, seconded by Chris Grebe, all in favor
11. Adjournment