



BOARD MEETING

Organization Name: WELCA

Date: 12.15.25

Time: 6p

Meeting Type: Special

Location: Blue Heron Restaurant Building, Wild Eagle Property, Vilas County, WI

Format: Hybrid (In-person and Zoom)

Call to Order

- **Mark Holat, Vice President @ 6:01p.**
- President Colleen Wolfe absent due to a family bereavement.
- The meeting was held in accordance with **Article 301** of the Association Bylaws.

Purpose of Meeting: This special meeting was convened for the sole purpose of reviewing and voting on the proposed 2026 Association Budget.

Board Members Present:

- Mark Holat – Vice President (Presiding)
- Michelle Graf – Treasurer
- Amy Loasching – Secretary (present virtually; limited participation due to recent medical procedure)
- Rebecca Waters – Member-at-Large (present virtually; assisted with attendance and voting logistics)

Notice of Meeting:

Notice of the meeting was properly given as follows:

- Email notice sent on December 2
- USPS notice mailed on December 2
- Notice posted to the Owner Portal on December 4
- Notice posted to the internal Wild Eagle Lodge Facebook page on December 3

Roll Call, Attendance, and Proxies:

Roll call was conducted by unit number. Attendance and proxy status were recorded for each voting unit.

Summary:

- Voting units in Association: 78
- Units present in person: 36
- Units present via Zoom: 21
- Proxies received: 30
- Quorum was confirmed as achieved

Several owners present via Zoom elected to vote by proxy due to potential technical issues.

Approval of Previous Meeting Minutes Regarding Budget

- Minutes from the **November 1 Annual Meeting** were not available. No action was taken. The Board will again request those minutes from the prior Board for future review.



Officer Reports

As this was a special meeting, no officer reports were given **except for the Treasurer's budget presentation.**

Treasurer **Michelle Graf** presented the proposed 2026 budget and summarized key changes:

Key points:

- Net increase in dues requirement of **\$105,000 over the 2025 base budget**
- This represents a **\$200,000 reduction** from the budget proposal presented at the November 1 meeting
- Reduced alternative revenue assumptions due to lower rental activity
- Insurance costs increased approximately **\$100,000**, driven by fire-related impacts and insurance market conditions
- Property management costs reduced by approximately **\$30,000** through restructuring and outside services
- Contingency funds included for legal review, potential bylaw updates, structural repairs, and grounds uncertainty

Corrections noted:

- Insurance index values on the budget summary were corrected (371 index, not 407)
- Total expense increase corrected to approximately **27%**, not 40%

Owner Questions and Discussion

Owners asked questions regarding:

- Property management contracts and line items
- Contingency and "unknown" budget allocations
- Insurance costs and prior special assessment handling
- Status of service contracts not yet finalized
- Communication methods (email vs Facebook vs Owner Portal)
- Committee formation and volunteer opportunities
- Budgeting for potential legal expenses and bylaw updates

The Treasurer and Board responded that:

- Some contracts are still under negotiation
- Contingency funds are included to reduce the likelihood of special assessments
- Facebook is a secondary communication channel only; official communications are via email and portal
- Committees are forming and remain open to additional volunteers
- Legal funds are budgeted primarily for bylaw modernization and compliance

Board Governance Discussion

A procedural dispute arose regarding board composition and representation.

The presiding officer ruled the discussion **out of scope for this special meeting** and directed that governance concerns be submitted to the Board through formal channels for future agenda consideration.



The meeting proceeded in accordance with the published agenda.

New Business – Budget Approval

The presiding officer called for a motion regarding the **approval of the proposed 2026 budget.**

Approve: In Person, by Proxy, or via Zoom: 41

Reject: 0

Abstain: 32

Proposed Budget Passes.

Adjournment

The meeting continued with budget-related business per agenda.

Adjournment time to be recorded upon conclusion of the vote.