



BOARD MEETING

Organization Name: WELCA

Date: 12.11.25

Time: 7p

Meeting Type: Regular

1. Call to Order

- Colleen Wolfe Called to Order @ 7:01p.
- Attendance: 5/5, Colleen Wolfe, Mark Holat, Michelle Graf, Amy Loasching, Rebecca Waters

2. Approval of Previous Meeting Minutes

- Board requests more time to review.

3. Reports

- a. President Report - waived
- b. Treasurer's Report - waived

4. Old & Ongoing Business

- Stair Joists
 - No resolution yet. Still working on estimates.
- Pool Project
 - Many unplanned items surfacing, C. Grebe has stopped involvement, assistance, or relaying any information related to the project. M. Holat has stepped in to be the main point of contact (instead of WEL LLC) and is working directly with pool partners.
 - Project work will continue over the next several weeks.
 - Pool inspection has been delayed until January 15th because of these delays.
 - Painting will come later into the season, so we can get the pool open in January.
 - Mechanical pressure tank additional charge came in. Mark is investigating the need and the cost.
 - Electrical company has also added an additional \$10k to his contract. (Update: 12/12 - Mark spoke with Mike at Creative Electrical Solutions - due to the extensive chemical damage, the Board voted unanimously to approve the additional charge).
- Maintenance Building
 - Appeared to be no progress at all for the last two weeks. This was supposed to be a 3-week project; we're 6-weeks in and the construction company has not been on site. The building needs to be done no later than July, since we only have 2-years to complete the construction from the date of the fire (per insurance). (Update: 12/15 via Mark: As a result of the late start, the roof was not completely installed before the snow arrived. The resulting volume of early snow delayed the completion of the roof. However, the roof is complete now. Pinno expects that the steel sheeting, Inside insulation and electrical work will be completed next week (week of 12/15), putting the building near completion by the end of that week. The completion of final details and inspection should happen shortly thereafter.)



5. New Business

- Door Locks
 - WEL LLC has handled this in the past; we are looking at new lock companies in the area. Costs and services are being reviewed.
- Water Softener
 - Found out we've been leasing a water softener for the past 18-years and that the vendor came today and picked up their softener today; with no notice.
- Pinno Payment
 - Pinno signaled they had not received a payment. The board confirmed with Pinno that the payment had been made several weeks ago; misunderstanding between Grebe and Pinno.
- Website Access | Owner's Site
 - WELCA requires full access ASAP. Colleen and Rebecca to work with Chris and Bri on access.
- Waste Management
 - Jeannie has been working hard on negotiation. We may be committed to WM for another year. We will be receiving credits for November and December. Vote on continuing with Waste Management (5-0 motion passed to stay with WM for 2026)
- Fiber Upgrade
 - Costs for the fiber upgrade were coming in significantly higher than anticipated. Due to so many other "pop-up" costs we've inherited, we will pause this initiative until a future meeting; and possibly until after 2026. Michelle will find additional information prior to voting to make a decision.
- Owner Q&A | Documents being finalized and will be posted to the website and to the facebook page.
- Meeting January 15th
 - Agenda topics include: 2026 Budget Approval.

6. Future/Other Business / Open Forum

- Website Access | Public Facing Site
- Wild Eagle Lodge public facing facebook
- Fiber Upgrade
- Receipt of invoice for undefined cleaning services related to restaurant

7. Next Meeting Date | December 15th

8. Adjournment

- Motion to adjourn by **Michelle** at **8:23** p.m., seconded by **Mark**. Meeting adjourned.