



## BOARD MEETING

**Organization Name:** WELCA

**Date:** 12.29.25

**Time:** 6p

**Meeting Type:** Regular

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### 1. Call to Order

- **Colleen** 6:04p
- Attendance: Colleen Wolfe, Mark Holat, Michelle Graf, Amy Loasching, Rebecca Waters, Chris Grebe (first 15 minutes)

### 2. **Guest:** Chris Grebe (first :15 minutes) to discuss service options related to WEL LLC Management Services post 12.31.25.

- Chris states that he does not have a package for ala carte services, it is an all inclusive package or nothing at all.
  - Declines to partner with key services.
  - Declines to partner with front desk services.
  - Declines to partner for pool services.

### 3. Approval of Previous Meeting Minutes

- Previous meeting minutes for 11.24, 12.11 to be reviewed and finalized within the next few days.

### 4. Reports

a. President Report - waived. Updates given below in new/old business updates.

b. Treasurer's Report

- **Current balance:** \$386,667
- **Pending payments:** Pool project has major payments pending
- There are several units that are currently behind on assessment dues. Michelle sent notices to all late payers today. Four owners or LLCs each have balances exceeding \$5,000 past due. In two weeks, a follow-up notice will be sent via USPS and email advising owners that their account will be referred to an attorney, and a possible lien will be placed on their unit(s).
  - Because some delinquent owners hold multiple units, the total amount past due is significant. If these balances are not resolved promptly, the association may experience difficulty covering upcoming assessment-related invoices.
- Motion to approve adding Don Lincoln and remove Brianna Agree as authorized users and signers on the Incredible Bank account. Vote 5-0; motion approved and passed. Effective December 31, 2025.
  - Request to remove Brianna Agree and designate Don Lincoln as an account administrator with Incredible Bank. The President and Treasurer will continue to retain account access and control as well.
- Motion to approve the establishment of a USPS P.O. Box in Eagle River. Vote 5-0; motion approved and passed.

### 5. Old & Ongoing Business



- Stair Joists (will revisit in spring time)
- **Pool Project Updates** | Pool chemical training is scheduled for Wednesday. A quote has been received for the wainscoting. The question was raised as to whether it is time to involve the ARC to review the proposed materials. Additional quotes were received for painting the walls, ceiling, and ductwork. Mark will connect with the ARC committee.
  - There are several options under consideration for daily pool support; both in the interim and long term.
- **Maintenance Building Updates** | Progress is coming along, but much slower than originally scheduled.

## 6. New Business

- **Website Access** | Public Facing Site - the board will discuss control of this site since it serves more of a purpose than solely rentals.
  - Same with the public facing facebook page.
- **Owner's site website** | Rebecca working with Bri on this.
- **Fiber Upgrade** | Spectrum can facilitate complete installation. Cost is around \$130k. Spectrum suggested a payment plan over 5 years. Pausing this for the time-being, given all of the extra expenses that have been popping up related to the assessment and inherited invoices coming in.
- **Restaurant Invoice** | Upon assuming their new roles, the board received an invoice for undefined and non-itemized "cleaning" costs related to the Blue Heron restaurant. The realtor indicated that the previous board had committed to paying \$5,000 for cleaning services for a potential new tenant.
  - Subsequently, members of the prior board advised that they intentionally slowed progress on the lease due to concerns about whether the proposed tenant was an appropriate fit for the WEL property.
  - The invoice remains outstanding, and the current board is working to clarify the details of the arrangement, including whether any portion of the agreement, specifically one half of the \$5,000 as referenced in an email, has already been paid.
  - Rebecca will contact the real estate broker to request an itemized breakdown of the services performed. The board will then determine whether the work aligns with the verbal agreement established by the previous board.
- **Locks** | WEL LLC believes it owns the lock system and associated software. Colleen researched several lock companies in the area. After speaking with one specific provider, the board received a quote of \$2,500 to purchase the equipment needed to create keys.
  - Motion to approve the purchase of the equipment required to create keys. Vote 5-0; motion approved and passed.
- **New Grounds Company** | 4T's status - all set to go on January 1, 2026, when their contract begins.
- **WPS** | Michelle believes there is nothing to do until we receive either an account number from Bri, or on our next bill from WPS. (update 12/31/2025- We have accessed our new accounts at WPS and paid the invoices on 12/30. One of the invoices will be a late payment due non-payment by management company and the delay in communication of details)



- **Waste Management** | All set to begin. Account has been established. We will give Josh from 4T's the authority to call for extra pickups when necessary.
- **WEL LLC Extra Invoice** | A new invoice was received from WEL LLC for maintenance services totaling \$5,253. The invoice includes \$3,600 for construction of an equipment shed, as well as supplies purchased from ACE for grounds and pool maintenance.
  - The board believes that some of these expenses may already be included in the existing monthly fees or contract, such as labor hours for WEL LLC employees that are already paid for. Michelle will review the invoice in detail to confirm.
- **Emergency contacts after 12/31/25**
  - Colleen to create a communication that will go out on 12/31 or 1/1 that explains who to contact for emergency services.
  - Official mailing to go out by 12/31/25 to all owners telling them the dues for the year
    - Michelle to grab list from Don.
    - Rebecca/Amy to reach out to Bri to deploy
  - Create a "Resource Page" for who to contact for what emergency services for the website, and a copy to go in each unit.

#### **7. Future/Other Business / Open Forum**

- Possible fee associated with unit owner monthly dues checks sent via USPS to encourage ACH payments and electronic payments due to extra time involved in travel and retrieving checks from PO Box.

#### **8. Next Meeting Date**

- Monday, January 19th, 2026 @ 6p

#### **9. Adjournment**

- Motion to adjourn by Amy at 7:51 p.m., seconded by Michelle. Meeting adjourned.