



## BOARD MEETING

**Organization Name:** WELCA

**Date:** 1.19.26

**Time:** 6p

**Meeting Type:** Regular

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### 1. Call to Order

Colleen @ 6pm

- Attendance: all present

### 2. Approval of Previous Meeting Minutes

- Minutes to be sent via email for board approval

### 3. Reports

a. President Report waived

b. Treasurer's Report

- Current balance: **\$367,189**
- Pending payments:: Pool Project (416,331), Restaurant Cleaning (\$5,000) = **\$421,331**
- Accounts receivable update = Owner 1: \$108,348 past due, Owner 2: \$7,205.32, Owner 3: 5,148.35 Owner Total: 31+ days past due: Over **\$130,000.**

### 4. Old & Ongoing Business

- Stair Joists (Spring) 4 T's to give estimate
- Pool Project
  - Lodging Invoice from LLC (for Pool Project Workers) hold for now
  - Mark reported on HVAC and spring completion of the exhaust fan.
  - Wainscoting to be done 2nd week of Feb. product delays.
  - Health Dept. pool application status discussed.
  - Painting is on hold.
  - Mark is looking into requirements for the pool. We need to set up a cloud to store video footage. No on site monitoring is required.
- Maintenance Building
  - Needs to be completed by July. WELCA parts are almost complete.

### 5. New Business

- We may need a line of credit/impact due to the surprise of insurance loan taken out by the past board. Discussed loan and who approved, no notes in transfer of documents or past board meeting minutes. Past board member said it was never approved, no recall of discussion on it. Discussed communication to owners.
- Liens/How will we proceed with Dues for large rental (vs. 3 br) monthly rate. Discussion on arrears and next steps.
- Jeannie wants to pursue insurance options - under the finance committee, all agree.
- Vestibule upgrades all vending machines owned by Northern Lakes. They will remove and send 1099's for the last couple of years.
- Lockers for keys ordered



- Mail delivery looking at options for vestibule delivery.
- Dropbox ordered
- Pending issues regarding attorneys- still searching. New leads being sent.
- ACH payment process ongoing but in place.
- Executive summary updates on the website coming soon.
- Review Contact/Responsibilities List- list to be worked on by board thru email.

**6. Future/Other Business / Open Forum**

DNR Water Report ongoing.

**7. Next Meeting Date | Feb. 16 @ 6pm**

**8. Adjournment**

- Motion to adjourn by **Rebecca at 7:11** p.m., seconded by Mark). Meeting adjourned.