



BOARD MEETING

Organization Name: WELCA

Date: 2.16.26

Time: 6p

Meeting Type: Regular

1. Call to Order

Colleen @ 6:01pm

- Attendance: all present

3. Approval of Previous Meeting Minutes

- Minutes to be sent via email for board approval

4. Reports

a. President Report

- Lockers and key dropbox scheduled for installation next week
- Personal mail is currently being held in the WELCA office by the LLC; Colleen will coordinate with the post office on a long term process and report back next month
- Shared billing with the LLC is being unwound and should be completed within the next week

b. Treasurer's Report

- Current balance: **\$467,263**
- WELCA has paid its portion of the maintenance building expense, with approximately \$1,800 remaining attributable to WEL LLC's portion of the balance.
- Upcoming bills expected for pool, Don (bookkeeper), legal counsel related to LLC dealings, and other required parties.
- Now that the owner with an outstanding assessment balance of \$100,000+ has paid, we will be able to clear incoming invoices attributed to the Special Assessment committed to in June of 2025.

5. Old & Ongoing Business

- **Pool Project**
 - Wainscoting nearly complete; state inspection scheduled for 2/26
 - Painting still pending
 - Security camera quote received for \$4,898.07; motion approved unanimously
 - Pool reopening will wait until cameras are installed
 - Nick and Gary to monitor pool chemicals
 - Phone line transferred to WELCA for emergency 911 use
 - Pool access will be suspended for renters until an agreement with the LLC regarding facility use is finalized
- **Maintenance Building**
 - Final closeout and invoice pending from Pinno
 - WELCA's portion is complete; confirm eligibility to finalize claim and receive rebate

6. New Business

- **LLC Agreement & Ongoings**



- Draft Storage and Fee Agreement to present to LLC covering dock space, resort fees, pontoon rentals, and storage terms
- Identify and remove LLC property including boats, inoperable vehicles, Blue Heron supplies, ice cream shop items, and water equipment such as kayaks, paddle boards, life jackets, and beach chairs
- Email received from Bri requesting enforcement of WELCA rules and associated cost responsibilities
 - WELCA will not reimburse the LLC for hangtags or related supplies
 - LLC is currently not paying resort fees for renters, which they have historically done (included under Pending LLC Agreement)
 - WEL LLC does not believe that the “Manager’s House” (which was since turned into a rental property since its inception), should not be responsible for monthly dues of more than a 3BR, even though substantially larger, independent structure.
- **Facilities and access**
 - WELCA office locks to be changed with push button entry to be installed by locksmith
 - Snow fencing to be removed and stored, likely at Blue Heron
 - Holiday lights to be removed, stored, and evaluated for next season; lights currently running continuously and Nick will be asked to address
 - We have seen expenses for fencing and holiday lights to the budget each year, leading us to believe they have not been stored, but instead repurchased each year. We expect to see a financial benefit from instead, storing this year, as opposed to purchasing all new.
- **Operations and compliance**
 - Dumpster enclosures in good condition
 - Request for LLC to supply historical DNR water withdrawal reports received from LLC; direction was to “contact the DNR”. Instead of working efficiently via obtaining past documents through the LLC, WELCA will now go the longer route of obtaining directly from DNR
- **Administrative items**
 - Resource Guide to be recirculated to board members by Rebecca. Desire to get this up quickly.
 - Community Committee chaired by Elaine
 - Colleen to meet with insurance agent for property walkthrough to explore cost reductions

7. Future/Other Business / Open Forum

- Internet Signal/Box for Pool
- Approach for rental unit trash being left in front of the units
- Rental company RFP Process

8. Next Meeting Date | Mar. 16 @ 6pm (invite will include committee leads)

9. Adjournment

- Motion to adjourn by **Colleen @7:28** p.m., seconded by Mark. Meeting adjourned.