



## **BOARD MEETING**

**Organization Name:** WELCA

**Date:** 11.24.25

**Time:** 6p

**Meeting Type:** Regular

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### **1. Call to Order**

- Colleen Wolfe @ 6:05p.
- Attendance: Colleen, Mark, Amy, Rebecca Waters; (Michelle joined around 6:15p). Temporary Special Guest: Jeff Wildt

### **2. Approval of Previous Meeting Minutes**

- Colleen approved, Mark seconded

### **3. Jeff Wildt to present 4Ts Estimate**

- Jeff presented a proposal for maintenance and grounds upkeep from 4T's.
- Jeff exited the meeting at 6:35p

### **3. Reports**

- a. President Report - waived
- b. Treasurer's Report
  - Current Balance: \$472,379
  - Notes: \$88k paid to Pinno was the main payment that moved the number from the last call.

### **4. Old Business (+Status Updates to Ongoing Projects)**

- a. Accounts Transfer Updates
  - i. Colleen Wolfe and Michelle Graf have been granted full access to the bank accounts.
- b. Transition of Communication Channels
  - i. Rebecca and Sarah (past treasurer) coordinated the transition of all communication channels that Sarah maintained (Google Drive, and Gmail account).
  - ii. The board still does not have access to the website; Bri has stated it's the management company's job to make updates to the website.
- c. Delivery of Documents from C. Grebe
  - i. C. Grebe has not responded to the board's requests for the documents.
- d. Restaurant Updates
  - i. There is an outstanding invoice for attorney's fees related to the creation of a lease draft for the potential restaurant lessee. The lease and contract is in the name of the Blue Heron (WEL LLC); it is the responsibility of WEL LLC to pay the invoice for the contract they entered into with the attorney. The board negotiated the initial invoice from \$10,000 to \$7,500. To uphold the reputation of WELCA, the board agrees to pay the \$7,500 in full (Vote: 5-0 (motion passes)), and seeks a repayment of at least half of this cost from WEL LLC.



- e. Pool Updates
  - i. Pool Doors | The pool doors need to be replaced. The replacement is within the budget but remained unresolved at the start of the project, when the current board took over.
  - ii. Plumbing for Pool | Plumbing company selected; within pool budget.
- f. Maintenance Building Updates
  - i. We have a received an invoice for the Maintenance Building from Pinno; there is not a an itemization of which costs apply to the WELCA's area of the building vs. WEL LLC's area of the building. The board will follow up with Pinno to better understand the cost breakdown and which portion is related to WEL LLC; and then request reimbursement.
- g. Stair Joist Maintenance Concerns
  - i. Snow salt has caused the second level of many of the exterior building stair joist hangers (*minutes updated to include "hangers" on 3.17.26*) to need replacement; responsibility (WELCA or WEL LLC) is unclear. The board is currently reviewing bids.
- h. Spectrum/Phone/Internet Updates
  - i. Kevin Graf is assisting with this project. Michelle Graf presented the information and options on his behalf. Decision needs to be made by 11/28/25.
- i. Committee Activation & Next Steps
  - i. Committees are meeting routinely and are well engaged.

## **5. New Business**

- a. Insurance Renewal Updates
  - i. Colleen is reviewing quotes.
- b. 2 Contract Amendments from WEL LLC
  - i. A. (Agreement)
    - 1. WEL LLC has given us notice that they do not intend to renew our current contract. If the newly provided contract is not signed, they will cease doing business with us post 12.31.25. The new contract presented reflects an amount of \$712,166 for the same services currently provided; an increase of 289% (increase of \$528,870 over the current annual payment of \$183,000).
    - 2. The board voted (Vote: 4-1 (motion passes)) that WELCA will give notice to cancel and cease negotiations with WEL LLC.
  - ii. In addition, there we two Amendments signed during the term of the previous board (both named AMENDMENT 1 TO CONDOMINIUM MANAGEMENT AGREEMENT)
  - iii. Amendment 1; Named: AMENDMENT 1 TO CONDOMINIUM MANAGEMENT AGREEMENT (*Subject: Increased Management Fees*)
    - 1. This amendment was entered into starting in June. The contract was signed by the acting VP, D. Osimitz; who did not have acting authority to sign the increase in fees. The agreement would have required the President to sign unless unable. There are no notes indicating that the President was unable to sign, and the President was in attendance. WELCA will seek reimbursement for the amounts WELCA owners paid from June through November related to this unenforceable increase in monthly fees.
    - 2. The board voted to rescind amendment related to increased management fee (Vote: 5-0 (motion passes))



3. The board discussed if the unenforceable increased fee should be continued for December (and then seek back-pay from WEL LLC), or if WELCA should revert back to the contractual amount owed (\$15,250) for December. (Vote: 3-2 (motion passes)) The board voted in favor of a payment of \$15,250 to the WEL LLC, as noted in the management agreement. Any overage in fees collected from owners will be used for cost overruns on the pool project.
  - a. Michelle will instruct Bri to lower the December Special Assessment invoice accordingly.
- iv. Amendment 1; Named: AMENDMENT 1 TO AGREEMENT. (*Subject: Events*)
  1. There is an additional amendment signed by the previous board related to WEL LLC's ability to host events on WELCA property. While the board is open to events on WELCA property, this amendment again violated the board's authority because D. Osimitz (acting VP) did not have the authority to sign it. (Vote: 5-0 (motion passes)) to retract the unenforceable amendment.
- c. 4Ts Contract Review (board only, J. Wildt exited much earlier after presenting the proposal)
  - i. Vote for Hiring 4T's for 2026 Contract. (Vote: 5-0 (motion passes))
    1. Colleen will work with J. Wildt to make the connection and work through the contract details.
- d. Budget
  - i. Michelle has presented a revised budget from herself and the committee.
- e. Newsletter
  - i. Colleen will work with Bri to get an updated newsletter out to owners.
- f. A Meeting Date and Notice will be sent to all owners with the following information.
  - i. Budget Meeting on Monday 12/15/25 at 6p CST
  - ii. Budget will be sent out 12/1/2025
  - iii. Communication will be sent out via email, facebook post, and USPS.
- g. Notice for Special Assessment
  - i. Michelle does not believe there is a need to make any modifications to the current special assessment costs based on the pending projects.
    1. Pending projects/costs include walls/ceiling for the pool renovation.

**6. Future/Other Business / Open Forum - none.**

**7. Confirm Next Meeting Date**

- Monday, December 8th @7p

**8. Adjournment**

- Colleen motioned to adjourn 8:49, Michelle seconded.