



## BOARD MEETING

**Organization Name:** WELCA

**Date:** 3.16.26

**Time:** 6p

**Meeting Type:** Regular

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### 1. Call to Order

- Colleen @ 6p.
- **Attendance:** all board members, and chairs of committees

### 2. Approval of Previous Meeting Minutes

- Previous meetings were already approved.
- 11.24 Meeting Minutes fell off of website. 11.24 will be reposted. (Rebecca to date the change)

### 3. Special Item

- Potential Report outs by Committee Leads & WELCA Manager:
  - Governance & Legal: Carol Tabat
    - Accomplishments
      - Executive Summary completed in February.
      - About half way through with the 38 potential changes to the condo docs.
      - Continue to review discrepancies between verbiage within condo docs
      - Rules & Regs have been updated
      - All recommendations will come to the board for review before any potential changes are final
    - Next Steps
      - Hoping to complete the research and recommendations for 38 potential changes by the end of April.
      - Want to approach from a view by categories of changes to individual bylaws and condo docs
  - Business Operations & Commercial Oversight: Jeff Wildt
    - 4T's
      - Updates to Josh's contract (intended to do so but not listed outright in the contract):
        - Include maintenance of volleyball, tennis, and basketball courts, clean-up of the firepits, clean up goose poop on raft.
      - Weekly Basis: Josh will be doing clean up as needed in-season, install all the piers,
      - Daily basis: emptying trash cans, clean the fish house, beach clean-up, clean-up of the firepits, straightening up chairs, tables, and also stock the firewood



- Josh will be trained on how to adjust the bumpers, install the piers, etc.
- Boat Slip Reservations
  - Jeff researched an App for reserving a slip (Park)
  - Would be available for both owners and renters
  - SOP Document underway
- Pool Room
  - SOP Document underway (including required daily maintenance/chemical, hot tub draining, pool hours)
- Jeff working on connecting with the Washington building inspector to inspect the Blue Heron.
- Rental Program Options: Chris Tabat
  - Numerous interviews have occurred with several agencies.
- **\*\*New Addition:\*\*** Community Relations & Events: Elaine Graf
  - New Committee being formed
  - Newsletter creation
- **(Committee dismissed)**

#### **4. Reports**

##### a. President Report

- Locker installation is complete, via Nick
  - Working with Jeff and Don to create an SOP for the lockers
- The Board has responded to a list of questions that occurred during the rental meeting. As of the time of the Board Meeting, the BOD had yet to receive the recording of the rental meeting from 03.06 (first request sent 03/08).

##### b. Treasurer's Report

- Current balance: **\$67,241**

#### **5. Old & Ongoing Business**

- Pool Updates / Video System, Depth Marker Tiles
  - Cameras have been ordered
  - Tiles indicating depth are in extremely poor condition. Quote to replace is \$2,500. Approved.
  - Painting for pool quotes are between \$18k - \$40+k, current decision is to wait until next year as we are extremely cash tight.
- Ongoing Service Level Agreement (SLA) with WEL LLC for Onsite Renters
  - No updates

#### **6. New Business**

- Rental Company RFP Process
  - Awaiting a possible proposal from the LLC; have received 7 others.
- Discuss possibility of a Q1 Quarterly Business Review
  - Rebecca will create a template and work with committees related to content
- Settlement Agreement Update

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



- Need to file the annual report for 2025 which was due in June of 2025. Registered agent currently listed as Justin Behling.

8. **Next Meeting Date** | Wednesday, 04.08.2026 @ 6p.

9. **Adjournment**

- Motion to adjourn by **Colleen** at **8p.**, seconded by **Michelle**. Meeting adjourned.