BOARD MEETING
Organization Name: WELCA
Date: 5.26.26
Time: 7p
Meeting Type: Regular

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1. <u>Call to Order</u>

- **Colleen @ 7**p.
- Attendance: Colleen, Mark, Michelle, Amy, and Rebecca (joined around 7:45p). Special guests: Angela and Nick from Hiller joined for the first part of the meeting.

2. <u>Approval of Previous Meeting Minutes</u>

- Approval of all outstanding minutes moved to next meeting.

<u>3. Hiller Transition</u>

- Nick and Angela from Hiller joined the meeting to discuss progress/concerns over transition of WEL LLC to Hiller related to the rental program/shared spaces.

LLC Transition & Lobby/Office Space Concerns

- The WEL LLC had indicated they might close the lobby if a sublease agreement with Hiller was not reached.
- Hiller was hoping for a collaborative arrangement that would preserve a positive guest experience, particularly regarding lobby access and resort operations.
- There is concern that the WEL LLC is no longer interested in solutions that benefit the entire resort community.

Website, URL, and Social Media Ownership / Evaluation & Potential Replacement

- Julie Grebe/WEL LLC has indicated their intent to retain ownership of the Wild Eagle Lodge website, URL, and social media accounts. While the WEL LLC mentioned the possibility of selling them, she was not willing to simply transfer control.
- There was a discussion regarding the impact of this position on WELCA and future rental partners.
- It was noted that Wild Eagle Lodge is trademarked and owned by the WELCA, not the WEL LLC, and without approval of the WELCA, WEL LLC cannot continue to maintain (nor own) the URL (web address): WildEagleLodge.com nor misrepresent themselves on behalf of the association with the Facebook page. They will need to be turned over by the WEL LLC to WELCA. If necessary, the board will need to pursue legal action to maintain the integrity of WELCA.
- Angela (Hiller) and Rebecca estimated:
    - A basic new resort website could cost roughly $5,000–$20,000.
    - A more advanced site could cost up to $45,000.
- Both Angela and Rebecca indicated that the current website is relatively basic and would not justify a significant purchase price. The site appears to contain a substantial amount of outdated information that has not been updated in several years. While it was likely built a few years ago and certain modules may have been updated as needed, there is little evidence of any meaningful ongoing maintenance, content management, or routine updates having been performed over time.

- *(Updated note as of 6/24/26: The LLC returned with a request of $250,000 for the website and components listed above.)*
- *(Updated note as of 6/24/26: Hiller will move forward with the creation of a new website at the cost of approximately $2,500).*

(Hiller exited the meeting)

Hiller's Rental and Marketing Plans

- Angela stated that Hiller intends to heavily market:
    - Resort rentals and Resort amenities
- The goal is to continue delivering the experiences guests were promised under prior rental agreements.
- At the time of the discussion, Hiller had only one or two pontoon reservations booked.
- They are assuming there will be more given the level of severity to offer pontoons presented by the WEL LLC

3. <u>Reports</u>

a. President Report

- Insurance report
    - $20,004.66 Property policy refund from Baldwin, sent to First Insurance Funding, where it will be applied to the loan. We will need to coordinate with Don Lincoln and with FIF to make sure the loan has officially been retired.
    - $4,024 Crime and D&O coverage refund from Baldwin already received and deposited into WELCA account
    - $6,195.45 refund for change in endorsement to adjust business interruption insurance has already been applied to FIF loan.
- Grounds report
    - The dock reservation system is working well. Owners will continue making reservations through Jeff/Mark, while renters will use the Park app.
    - The board will create laminated signage for boat rental slips (Colleen, Mark, Rebecca).
    - Additional dock pole bumpers will be installed. Josh is obtaining missing bolts and will also adjust bumper heights.
    - Some docks remain slightly wobbly; Josh will assess and address the issue.
    - Seasonal debris cleanup has been completed, though ongoing storm cleanup will continue as needed.
    - Weekly lawn maintenance (mowing, trimming, and blowing) will begin this week now that grounds conditions have improved.
    - Several long-neglected landscaping and lawn maintenance areas are being addressed.
    - Daily cleanup of the beach, garbage cans, and fish house is now underway.
    - Lawn fertilization is planned within the next few weeks.
    - A landscaping quote is being obtained for bushes along Duck Lake.
- ARC walk around items
    - Grading work is needed around the exterior of the maintenance building.
    - Garbage and debris should be removed from around the maintenance building and the Blue Heron.

- Live wires/cable running to the WEL office present a safety concern and need immediate attention.
- An unidentified blue water line, believed to originate from the LLC laundry building, needs investigation.
- Hay bales should be removed, disposed of, or stored inside the maintenance building.
- Unused pontoon boats should be removed from the back parking lot.
- The small electric building should be cleared of LLC items and no longer used for storage.
- A beer cooler and other miscellaneous items in the back parking lot should be removed.
- The Wi-Fi extender currently hanging from a pole should be evaluated and properly mounted if still in use.
- Remaining WEL and LLC items stored in the back portion of the Blue Heron should be removed.
- Wedding chairs and other items stored outside the Blue Heron should be relocated to storage or removed.
- Any unused equipment, garbage, or outdated materials should be stored inside the maintenance building or disposed of off-site.

ARC Future Improvements / Concerns:

- Pool & Pool Area
  - Wainscoting in the pool area maintenance room
  - Paint interior of the pool room
  - Clean top of vent - Pool Area
- New pathway lighting and outside lighting by pool area and front entrance
- Clean up signs and have redone if needed
- Remove vent outside - old mounts - patch work to eliminate future moisture issues
- Wet N Forget it Roof Cleaner for all buildings - Professional done so roof tops can be reached
- Restore the wash out shore land area by the boat launch to restore that space
- Need a golf cart and small tractor for Association use
- Capital Projects/Strategic Maintenance Overview
  - Septic system review

b. Treasurer's Report

- AR is in much a better position over the past week due to some very large past due payments.
- Current Balance: $125,000
- No pending large payments; just normal OpEx

4. Old & Ongoing Business

- Blue Heron status/possible tenant
  - Someone has expressed interest, we're continuing to explore opportunities

- Website/Facebook/phone number/gm address and gm phone and/or phone #
    - Under review
- Joist Hangers
    - One quote in hand, one ballpark range
    - Colleen motioned to approve Josh, Amy seconded. Approved.
- Pool filtration system
    - The resort has experienced ongoing issues with iron deposits due to the previous installation of an incorrect water softener system that was not configured properly. After reviewing options, the board approved leasing a new water treatment system for $75 per month, which includes routine maintenance. Over a seven-year period, the lease option is projected to be more cost-effective than purchasing a system outright. A motion was made by Mark and Michelle seconded to approve the lease, and the motion passed.

5. <u>New Business</u>

- Ideas for possibly increasing Hiller management role and coverage of costs of additional maintenance/desk coverage
    - Board to create a list of items we'd like to ask Hiller if they're interested in managing.
- Dock slips
    - Discussed having the option of having 1-2 ghost slips in the app (transient slip) for those who don't have a slip reserved but just need to run inside and grab something. (such as if Hiller decides to rent out boats)
        - 15 minute parking spot sign
    - The board discussed the need to consistently enforce the existing rule requiring owners to remove their boat from a slip if they will be away from the property for more than 72 hours, ensuring slips remain available for shared use.
- LLC mentioned they are selling of the majority of their property. The board discussed what we may be willing to consider purchasing:
    - Golf cart(s) (groundskeeping, guest services, etc.)
    - Watercrafts - need to review ownership of these items. Who paid for these?
- LLC vacating Blue Heron
    - There is currently a dispute regarding ownership of equipment and items stored within the Blue Heron. While the LLC believes it owns the items and would like to remove them, past meeting minutes suggest they may be owned by WELCA. The matter will require further review before any equipment is removed.
    - It is becoming a theme that the LLC believes they own items around the resort but previous board minutes indicate otherwise.
- **Internet Service Upgrade Discussion:** Internet reliability continues to be a recurring issue at the resort. Michelle has been researching options and obtaining quotes to upgrade the property to fiber internet service. The current promotional offer would provide significantly faster speeds, improved reliability, and dedicated technical support. However, the upgrade would increase operating costs by approximately **$2,600 per**

month. Given the ongoing connectivity challenges, the Board acknowledged that this upgrade may become a necessary investment in the near future.

6. <u>Future/Other Business / Open Forum</u>

- No member comments.

7. <u>Next Meeting Date</u> | Tuesday, June 9th at 7p

8. <u>Adjournment</u>

- Motion to adjourn by Amy, seconded by Mark. Meeting adjourned. 10:32p

<u>Additional Notes on Fiber Upgrade</u>

Currently we are paying:
Wild Eagle Condo Association ***SBB bulk video*** #171447101 is $1887.55 per month.
Wild Eagle Condo Association ***enterprise Internet 1 gig/50M*** with (1) static IP is $270.00 per month.
Current total for the entire resort is $2157.55 per month before taxes/fees.

New rates to upgrade to Fiber internet/Managed WIFI under 60-month term:
SBB bulk video will be $1588.00 per month.
Fiber Internet 200M X 200M will be $550.00 per month. (the fiber internet will replace your internet connection that are in place currently).
Managed WIFI services will be $2652.65 per month.
New total is $4790.65 per month before taxes/fees. Increase costs per month will be $2633.10 per month to upgrade the resort to Fiber internet and add managed WIFI services for the property. The new costs are reflecting using vaults versus above ground peds for aesthetic reasons.

*****You will receive 2 months free for the fiber internet/Managed WIFI services with this proposal. This discount will start in the second month of active services and save you $6405.30 over the 2-month period.***