BOARD MEETING
Organization Name: WELCA
Date: 6.22.26
Time: 6:00p
Meeting Type: Regular

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1. Call to Order

- **6p by Colleen**
- Attendance: All board members

2. Approval of Previous Meeting Minutes

- **All past meeting minutes will be reviewed and approved NLT 6.24.26.**

3. Reports

a. President Report - waived
b. Treasurer's Report
- Currently working on Revised 2026 Budget based on current info

4. Old & Ongoing Business

- **Blue Heron contents**
  - We agree that the alcohol is the property of the WEL LLC.
  - We have not received proper documentation of the WEL LLC's rights to anything else.
- **Gas & Electric Bills for Main Building**
  - WEL LLC is not paying their portion of the utilities in the main building. For us to separate the expenses, we would need to rework the entire building so the WELCA can have a separate meter from the LLC.
  - WEL LLC will be vacating the building on August 1st (still owning), we will need to ensure their lights/electric is off so we don't continue to pay for their expenses.
- **Spectrum**
  - We have signed a contract with Spectrum for Fiber installation.
  - We will need to move the data center because the current data center is in the WEL LLC's portion of the building and they have conveyed they will no longer allow us access to that area.
- **Website/URL/Domain**
  - We will work with our attorney on URL/Google Business Profile/Phone Number on renewal.
- **Newsletter**
  - June/July going out this week
- **Renewal of Website & Zoom subscriptions**
  - Continuing on Rebecca's credit card

5. New Business

- **Potential Upcoming Expenses/Updates Being Considered (Prioritization based on budget)**
  - **Outdoor furniture**
    - We are looking into replacing some of the outdoor furniture around the lodge.
  - **Additional watercraft**

        - WEL LLC removed the watercraft items under the premise that WELCA asked them to be removed. WELCA never asked the WEL LLC to remove the items.
        - WELCA asked to purchase the items from WEL LLC and were quoted $4,500 for the old and worn watercraft materials that were on site.
        - WELCA has purchased (4) new Kayaks and a new canoe. There are potentially additional watercraft items on the way. The current new watercrafts cost under $2,000 collectively. (amount within the budget is $2,500 for new watercraft)
    - **Pool & Hallway Entry Painting & Updates**
        - We are reviewing bids for painting the pool room, and updating the hallway carpet
    - **Lumberjacks tree service/clean up in firewood area**
        - This quote is for $4,200 and included cleaning up the firewood area and restock the area
    - **Maintenance Building requires grading around it**. This was missed by the previous board during the quote process and it was overlooked.
    - **Pathway and Outdoor Lighting** replacement
    - **Clean up property signs** and have them redone (if needed)
    - **Wet & Forget and Roof Cleaner** for all buildings
    - **Restore the washout shoreland** by the boat launch
    - **Need a golf cart and small tractor** for maintenance team and management team members
    - **Concrete replacement on approach sidewalk**
    - **Filtration system on the wells**
- **Hiller pontoon rentals**
    - Continued discussion about Hiller renting slips from us for pontoon rentals
    - Concerns are related to owners having enough space for their slip rentals given that they paid for the docks but also wanting renters to have the opportunities to rental boats and having slip space
- **Dock slip charge issue**
    - There is a large fishing group coming in that does not want to pay the slip charge. The Board questions whether WEL LLC charged a resort fee when they booked their units (which WELCA did not receive). The group also wants double the amount of docks for the amount of units they have. This becomes and issue because this happens to be a busy weekend and it will greatly impede on dock slip space for owners and other renters.
- **4Ts turnover**
    - Josh (owner of 4Ts) is moving out of state to care for a family member
    - Josh is turning over his business to a current partner, Reece.
    - Hiller is also interested in taking over property maintenance responsibilities.
    - We are waiting for quotes from both.
- **Management Agreement**
    - All aspects of what a management company would handle; including occupancy reports, website management, etc. We are waiting on Hiller's Service Level Agreement (SLA) and proposal.
- **Pool towels**
    - Hiller is costing out ownership vs. a pool towel service.
    - We will talk to Hiller about including verbiage that says "bring your own pool towels"
- **Parking Lot**

    - There are some large parking lot holes. Michelle talked to Nick to get his thoughts on the condition, and he said it's in relatively good shape but if we're interested in getting it done next year, he recommends starting to get some quotes now related to fills and repairs.
    - Mark doesn't believe it has been too long since we got it done so we will check the records to see the last time it was done.
- **Boat Trailer Tags**
    - Trailers will need to be tagged in the back lots.
- **Stairlift on the Staircase**
    - We have a unit owner that is having a difficult time getting to his 2nd floor unit. We have been advised that he requires this equipment to access his unit. The board approves and agrees to pass the request along to ARC committee for review (5-0)
- **Goose Poop on Raft**
    - Nick will be using one of Hiller's pontoons to clean it off, and has a small pressure washer.
- Logan started on **repairing the stairjoists** as well as a review of screws/boards that need to be replaced.

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

- No public/member comments.

7. <u>Next Meeting Date</u> | Wednesday, July 15th @ 6p

8. <u>Adjournment |</u>

- Motion to adjourn by Amy at **7:26p** p.m., seconded by Mark. Meeting adjourned.