BOARD MEETING
Organization Name: WELCA
Date: 6.9.26
Time: 7p
Meeting Type: Regular

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1. Call to Order

- **Colleen @ 7:03p**
- Attendance: Colleen, Mark, Michelle, Amy, Rebecca

2. Approval of Previous Meeting Minutes

- Approval of all outstanding minutes moved to next meeting.

3. Reports

a. President Report

- **Water Systems |** There are a few buildings that need a review of the water system and filtration systems. Colleen is working with a vendor to get some initial quotes

b. Treasurer's Report

- Current balance: **$129,835**
- Financial position improved in May.
    - Several late fees were paid from the assessment fees

4. Old & Ongoing Business

- Joist hanger replacement week of 6/22
    - Scheduled to start on 6/22.
    - Switched vendors after last meeting minutes
- LLC Insurance cancellation
    - The WELCA received notice that the LLC (as a current rental company) is not current on insurance coverage for the property as of 6.18.26. Colleen and Mark made it clear to Chris Bruno and Julie Grebe that we received these notices so the LLC was aware.
- Restaurant prospect
    - Potential tenant interested in the property.
    - Mark continues to discuss the opportunity with the perspective tenant.
- Watercraft replacement
    - The board is looking at watercraft purchases (kayaks, canoes, etc)
    - We will purchase Nick a row boat to be able to get to and from the swim platform to clean goose poop more frequently
- Deck Repairs
    - There was an email from an owner about a bad board on their deck. Upon review, there are several others that might need some help. The board has decided to have a contractor come to walk through the property and replace boards and screws sticking up.
- ARC Report
    - Continued review of the list presented forth by the committee. We will gather quotes, prioritize, and work to create a plan on these items. We will ensure the LLC is notified of their items on the list.
    - Garbage cans on the property have gone missing (not the WM provided cans)

        - Elaine from the ARC committee is doing inventory of garbage cans around the property and provide an estimate of what we need
    - We will approve front landscape upgrades, duck side upgrades, in a total of around $12,000. Upgrades will need to be complete by July 4th
    - Front sign posts $2k, approved
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- Spectrum fiber move and upgrade - mark motions to approve, Amy seconds, motion passed
- Website next steps -
    - URL - we must keep; we will need to move forward with legal action since it currently represents WELCA and the WEL LLC does not have authority to represent on our behalf
    - Website - we're don't see value in their current site. It hasn't been maintained or updated in quite some time and we would prefer to start fresh.
    - Social media accounts - we must keep; we will need to move forward with legal action since it currently
- Finalizing rules and regulations
    - Move to future business, to prioritize in-season opportunities
- Finalizing minutes
- Insurance for watercraft
- Changing batteries/changing door locks
    - The current locks (original) lock batteries are failing often.
        - We strongly suggest you sign up to get their lock batteries replaced soon.
        - The board is not able to assist with afterhours lock resets, you would need to call Taylor's Lock and Key 715.617.1047

5. <u>New Business</u>

- Pest control suggestion
    - Move to ongoing business. So far we've only heard about bugs from one owner
- Parking lot condition - should we consider repairs?
    - We will have someone review the parking lots and receive a quote for patch ups
- Parking Passes
    - We will create custom signage to indicate no trailer parking

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

- No public/member comments.

7. <u>Next Meeting Date</u> | June 22nd | @ 6p

8. <u>Adjournment</u>

- Motion to adjourn by **Amy** at **8:29p** p.m., seconded by **Mark**. Meeting adjourned.