BOARD MEETING
Organization Name: WELCA
Date: 07.15.26
Time: 5p
Meeting Type: Regular

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1. Call to Order

- Colleen @ 4:54p.
- Attendance: Colleen Wolfe, Mark Holat, Michelle Graf

2. Approval of Previous Meeting Minutes

- Approved unanimously by previous email confirmations from the Board. All minutes are approved to date, and are posted to the Owners' Portal.

3. Reports

a. President Report--Waived
b. Treasurer's Report
- Current balance June 30, 2026: In excess of $125,243.07
- Non-recurring expense pending: Well Repair/Replacements expenses bldg D: $5,308.83

4. Old & Ongoing Business

- Joist hangers and deck repairs—Vendor to finish this week. Deck repair to be ongoing but finished by fall. Increase in estimate/payment due for joist hangers of $1,500, due to additional materials needed. Estimate for deck repair approximately $2,000. Total still comes in under budget for just the hanger replacement alone.
- Garbage can replacement, furniture replacement—Board approved for $5-7,000 budget for replacement
- Path lighting—Jeff is looking into this. Possible that this could be accomplished this year.
- Pool deck—Board agrees to consider estimates and project ideas
- Lumberjacks—confirm scope of project and green light to go ahead. Lumberjacks to remove previously identified dead and problematic trees, to remove previously identified branches, and to clean up debris and remnants of firewood
- Pest control—There are some sporadic issues. Mark has a recommendation for a product to use, and will write something up for the newsletter. If problems persist, the Board will consider other options.
- Rules and Regulations—Colleen will circulate the current version after formatting properly for the Board to review and approve to adopt.

5. New Business

- **Spectrum**
  - Spectrum has now been on site twice. They have requested that the Association complete several tasks, some of which may require assistance from an IT professional.
  - Spectrum is evaluating whether the existing Category 5e wiring can be used or whether new Category 6 wiring will need to be installed. If new wiring must be

pulled and Category 6 is included in the contract, the Association will request the newer option. Michelle will investigate.
    - Spectrum advised that the new equipment should be installed alongside the existing equipment until the final switchover. They also discussed segmenting the network to provide separate connections for Hiller, WELCA employees, and the security cameras.
    - The Association will also request a separate segment for possible future use in the front office, subject to approval and coordinated access with WEL LLC. Access to the common-element portion will be requested as needed.
- **Tech approval**—Motion by Michelle to allocate $900 for her tech guy Chris to help with the Spectrum changeover to fiber and to develop a plan to situate and monitor existing and possibly new security cameras. Colleen seconded. Vote passed 3-0.
- **Tech Admins**—Spectrum has asked for tech admins for the Spectrum data network. Board to consider Don Lincoln, and the Board, using the Board's gmail address.
- **Board Member Replacement**—Discussion regarding possible need to replace Amy Loasching due to her selling her condo. The Board will investigate options. The Board agrees to ask Rebecca to resume her role as secretary.
- **Pool towels**—Lengthy discussion regarding various options to handle costs and distribution. The Board agrees that this is a rental issue and that the Board will not pay any costs associated with pool towels.
- **Lock changeover**—The key card system is taking an enormous amount of time to fix unit access issues for non-renting owners, involving the Association, Hiller, and occasionally Board members. Rental owners are switching, or have already switched, to the keypad system installed by Hiller. Because of this burden, the Association will no longer support the key card system as of 12/31/25, and Unit Owners will be encouraged to contact Hiller as soon as possible to arrange for the installation of the basic keypad system, or the Wi-Fi version.
- **Owner requests for reimbursements for locksmith services**—The Board agrees that the Association is not responsible for individual unit owner costs associated with access issues necessitating locksmith intervention when the need for such intervention has not been caused by the Board.
- **Potential Management Agreement with Hiller**—discussion regarding having Hiller take a management role for the association, potential tasks and costs involved. Comparison of prior management company costs and performance. Discussion regarding possible separation of tasks that we might handle through other vendors

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

- No public/member comments.

7. <u>Next Meeting Date</u> | Wednesday, August 12, 2026 at 5pm

8. <u>Adjournment</u>

- Motion to adjourn by **Mark** at **6:39** p.m., seconded by **Michelle**. Meeting adjourned at 6:39pm.