WILD EAGLE LODGE

YEAR IN REVIEW (SO FAR)

STEWARDSHIP. TRANSPARENCY. PROGRESS.



WELCA BOARD OF DIRECTORS
SEPTEMBER 2026

RW

REMINDER:
RECORD

RW

AGENDA

1. Infrastructure & Ownership
2. Year in Review (so far)
3. Governance & Owner Engagement
4. Operations
5. Finance
6. Legal Updates
7. Looking Ahead

Included for reference; not discussed live:

Q&A

Appendix








CW

QUICK REMINDER | Mailing to WELCA

Please use WELCA's official name on all mail and dues payments.

Because **Wild Eagle Lodge LLC is no longer operating onsite** and has its mail forwarded elsewhere, mail addressed only to **"Wild Eagle Lodge"** may be misdirected.

📬 MAIL TO:

WILD EAGLE LODGE CONDOMINIUM ASSOCIATION or **"WELCA"**

1965 Wild Eagle Lane

Eagle River, WI 54521

Please do not address Association mail simply to "Wild Eagle Lodge."

💳 EVEN EASIER: USE ACH

Avoid mailing checks altogether. The **ACH Authorization Form** is available on the **Owner Portal.**

✓ Automatic dues withdrawal

✓ Eliminates risk of misdelivered payments

✓ Reduces administrative time for our bookkeeper

Thank you for helping make sure mail gets to the right place!



CW



01 | Infrastructure & Ownership

CW

Property Infrastructure | *Was (as of 10.2025)*

WELCA
Wild Eagle Lodge Condominium Association

Elects the...

BOARD OF DIRECTORS

Contracts with the...

Approves the...

PROPERTY MANAGEMENT COMPANY

WILD EAGLE LODGE LLC (WEL LLC)

RENTAL MANAGEMENT COMPANY

WILD EAGLE LODGE LLC (WEL LLC)

Property & Association Support

Rental Program Services

NON-RENTAL UNIT OWNERS

RENTAL UNIT OWNERS

23 Units

24 Rental Units Not Owned by Mgmt Co.

30 Units Owned by Rental Mgmt Co.

(many OWNERS perceived/ expressed a conflict of interest and lack of visibility into data, information, and decisions being made)



WHERE TO FIND ADDITIONAL INFORMATION Meeting Minutes, Newsletters, Owner Directory

CW

Property Infrastructure | *Is (as of 8.2026)*

***** Indicates a change from the previous iteration.**

WELCA
Wild Eagle Lodge Condominium Association

Elects the...

BOARD OF DIRECTORS

Contracts with the...

Approves the...

PROPERTY PARTNERS

BOARD OF DIRECTORS***

BOOKKEEPER***
(Don Lincoln)

LANDCAPING / SNOW REMOVAL***
(Leading Edge Landscaping)

ONSITE MAINTENANCE CONTRACTOR***
(Nick Angone)

EVERYTHING ELSE***
(BOD & Owners)

Property & Association Support

NON-RENTAL UNIT OWNERS

30 Units

RENTAL MANAGEMENT COMPANY

HILLER VACATION RENTALS***

Rental Program Services

RENTAL UNIT OWNERS

*47 Rental Units Not Owned by Rental Mgmt Co****

*0 Rental Units Owned by Rental Mgmt Co****



WHERE TO FIND ADDITIONAL INFORMATION Meeting Minutes, Newsletters, Owner Directory

CW

Property Infrastructure | *Will Be*

***** Indicates change from previous iteration**

WELCA
Wild Eagle Lodge Condominium Association

Elects the...

BOARD OF DIRECTORS

Contracts with the...

Approves the...

PROPERTY MANAGEMENT COMPANY

(HOPEFUL PARTNER) HILLER VACATION HOMES (HVH)***

BOOKKEEPER

LANDCAPING / SNOW REMOVAL

ONSITE MAINTENANCE CONTRACTOR

EVERYTHING ELSE

Property & Association Support

NON-RENTAL UNIT OWNERS

30 Units

RENTAL MANAGEMENT COMPANY

HILLER VACATION HOMES (HVH)

Rental Program Services

RENTAL UNIT OWNERS

47 Rental Units Not Owned by Rental Mgmt Co.

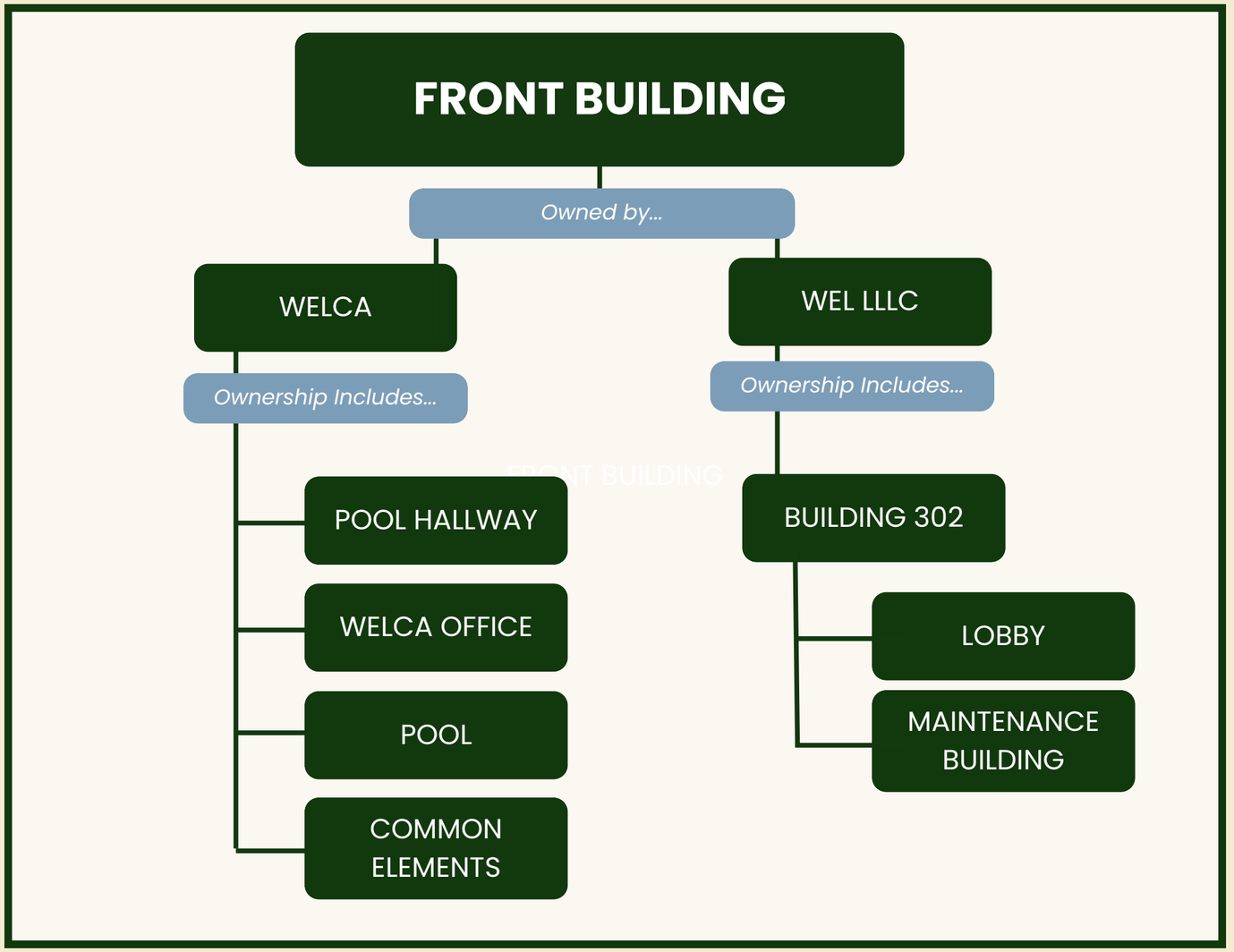
0 Units Owned by Hiller (Rental Mgmt Co)



WHERE TO FIND ADDITIONAL INFORMATION Meeting Minutes, Newsletters, Owner Directory

CW

Property Infrastructure | *Front Building*





WHERE TO FIND ADDITIONAL INFORMATION Condominium Declaration & Plat, Bylaws, Board Meeting Minutes (& more)

CW

Property Infrastructure | *Blue Heron Building*

BLUE HERON

BUILDING	BUILDING CONTENTS	LIQUOR LICENSE & LIQUOR
Owned By...	*Owned By...*	*Owned By...*
WELCA	**DISPUTED** Blue Heron LLC believes it purchased the contents from Antrim Inn LLC in 2018. Earlier records indicate WELCA may own some items and question Antrim's authority to sell them. To avoid further legal costs, WELCA permitted removal without conceding ownership. • Known WELCA-owned items must remain in the building • All other contents must be removed during one coordinated, supervised period • Nothing may be abandoned, stored in common areas or sold onsite • The LLC is responsible for all damage, cleanup, hauling and disposal costs	**BLUE HERON LLC** *(Chris Grebe, Julie Grebe, & possibly others (unknown))*



WHERE TO FIND ADDITIONAL INFORMATION Condominium Declaration & Plat, Blue Heron Legal Documents, Board Meeting Minutes (& more)

CW

Property Infrastructure | *Housekeeping Building*

HOUSEKEEPING BUILDING

Owned by...

WELCA

Leased to...

FRONT BUILDING

WEL LLC
(PREVIOUS MANAGEMENT COMPANY)

THRU 7.31.26

NOTICE OF CANCELLATION SENT TO WEL LLC ON 6.30.26 FOR TERMINATION OF LEASE ON 7.31.26

AS OF 9.9.26, HAVE NOT YET VACATED, INSTEAD, ENTERED INTO A SUBLEASE AGREEMENT WITHOUT THE APPROVAL OF THE WELCA



WHERE TO FIND ADDITIONAL INFORMATION Housekeeping Building Lease Documents, Legal Notices, Board Meeting Minutes (& more)

CW



02 | Year So Far

RW

What's Been Accomplished Since 11.2025

Major Projects

- Completed the **pool renovation** and reopened the facility
- Completed WELCA's portion of the **maintenance building rebuild**, (except for the gas line, which will be completed once WEL LLC PAYS past-due and ongoing share of Building 302 utilities which includes the maintenance building.)
- Advanced stair-joist repairs and other property improvements

New Operational Structure

- Successfully transitioned Association operations away from the former management model
- Established independent **bookkeeping, maintenance and grounds support**
- Selected **Hiller Vacation Homes** as the approved rental-management partner

Financial Stewardship

- Renegotiated waste services, **saving more than $20,000**
- Secured an approximately **$6,600 insurance refund**
- Recovered additional maintenance-building insurance proceeds
- Reduced property-management and professional-service expenses

Owner Services

- Established **ACH payment processing** and an onsite payment drop box
- Created independent key-card access and key lockers for non-renting owners
- Updated a new version of the **Owner Directory** that is routinely updated for accuracy



WHERE TO FIND ADDITIONAL INFORMATION Board Meeting Minutes, Owner Newsletters, WELOwner.com Updates (& more)

RW

What's Been Accomplished Since 11.2025

cont...

Property & Amenities

- Completed a **contractor review and selection process** for landscaping and grounds maintenance
- Transitioned snow-removal services to a **new contracted provider**
- Established new property-maintenance processes that **continue to evolve as needs are identified**
- Installed the swim platform and expanded the swimming area
- Landscaping improvements at entrance
- Advanced lawn restoration, irrigation and landscaping improvements
- Improved pool safety, access procedures and monitoring capabilities

Governance & Communication

- Facelift related to much of the **owners' website**, improving its organization and user experience
- Established routine updates and centralized **owner communications, meeting materials, financial reports and Association documents**
- Increased the frequency and detail of newsletters and financial reporting
- Formed **owner-led committees** to encourage participation and incorporate owner feedback
- Began a comprehensive review of governing documents, policies and procedures
- Completed and **adopted Revised Rules and Regulations**



WHERE TO FIND ADDITIONAL INFORMATION Board Meeting Minutes, Owner Newsletters, WELOwner.com Updates (& more)

RW

Year in Review | *What Has Changed?*

WHERE WE STARTED		WHERE WE ARE TODAY
Limited transition records	→	**Documented & Organized** Board communications, decisions, contracts and materials are retained and organized.
Limited financial visibility	→	**Routine Financial Reporting** Monthly financial statements, P&Ls and financial updates are regularly available.
Reactive cost management	→	**Active Financial Oversight** Expenses and contracts are being reviewed, challenged and renegotiated.
Concentrated decision-making	→	**More Owner Involvement** Committees have been created to bring owners into key initiatives and decisions.
Inherited vendors & structures	→	**Competitive Selection & Review** New maintenance and rental partners evaluated through structured processes.



WHERE TO FIND ADDITIONAL INFORMATION https://welowner.com/newsletters-2026/, https://welowner.com/financials/, https://welowner.com/meeting-minutes/

RW



03 | Governance & Owner Engagement

RW

Governance & Owner Transparency | *More Structure. More Visibility.*

Clearer processes. Greater visibility. More owner involvement.

- More Frequent Owner Updates
- Expanded Website Resources
- Timely Meeting Minutes & Project Updates
- Monthly Financial Reporting
- Documented Decisions, Contracts & Processes
- Clearer Owner Communication Channels
- Committee Involvement & Owner Feedback
- Records Retained for Future Boards

WHERE TO FIND ADDITIONAL INFORMATION Board Meeting Minutes, Owner Newsletters, WELOwner.com (& more)

RW

Committees

WELCA's committees were established in November 2025 to give owners a greater voice in shaping Association priorities. If you have feedback or want to help improve the lodge, we encourage you to get involved.



Governance & Legal
Led By: Ron Lindberg
Focus: Reviewing and modernizing governing documents, resolving inconsistencies, updating Rules & Regulations and strengthening Association procedures.



Biz Ops & Commercial Oversight
Led By: Jeff Wildt
Focus: Improving property operations, vendor accountability, maintenance standards, amenity procedures and commercial uses of Association property.



Architectural Review (ARC)
Led By: Elaine Graff
Focus: Reviewing exterior and architectural requests while identifying and prioritizing landscaping, lighting and other property-enhancement needs.



Finance & Budget
Led By: Michelle Graf
Focus: Financial oversight, budgeting, expense management, contract savings and planning for future capital needs.



Community Relations & Events
Led By: Rebecca Waters
Focus: Improving owner communications, producing newsletters, sharing community updates and coordinating owner events.



WHERE TO FIND ADDITIONAL INFORMATION Committee Page on WELOwner.com, Board Meeting Minutes, Owner Newsletters (& more)

RW



04 | Operations

MH

Management Company | *History, Timeline & Review*

PRIOR TO MAY ‘25

PRIOR CONTRACT WITH WEL LLC.

$15,250
PER MONTH

For property management services.

MAY ‘25

MAY 2025 ADDENDUM (FEE INCREASE)

$27,257.40
PER MONTH

+78.7% INCREASE

No additional scope outlined.

NOVEMBER 1, ‘25

OWNERS REJECT BUDGET WITH INCREASED MGMT FEES



Owners rejected the proposed budget for the first time in WELCA history. Newly elected board takes office.

NOVEMBER 26, ‘25

BOARD RECEIVES 2026 SERVICES PROPOSAL FROM WEL, LLC.

$59,347.23
PER MONTH

+118% OVER MAY 2025

+289% OVER ORIGINAL CONRACT

Board requests scope and justification, but no breakdown was provided.

DECEMBER 29, ‘25

SCOPE & COST DETAIL REPEATEDLY REQUESTED



Despite repeated requests and a 12/29/25 meeting, WEL LLC did not provide a defined scope or cost breakdown and left the call abruptly.

Q4 ‘25 – Q1 ‘26

NEW BOARD REVIEWS & SEEKS COUNSEL

Board questions the addendum’s authority and potential conflicts because a majority of the prior Board had financial ties to the management company. Increased fees were withheld during the review, and independent counsel was engaged.

Q1 ‘26

LEGAL REVIEW & RESOLUTION



Both parties retained counsel. WELCA pays remaining ‘25 fees authorized by the prior BOD

Q1 ‘ 26 – AUG ‘26

BOARD ASSUMES MGMT CO RESPONSIBILITIES

After gaining visibility into operations, WELCA clarified ownership and management responsibilities, reviewed financials, defined service needs and engaged contractors while assessing the property.

AUGUST ‘26

HILLER IDENTIFIED AS PREFERRED MGMT CO PARTNER

We are hopeful negotiations can be finalized with Hiller based on its strong reputation, collaborative approach and absence of conflicts of interest.

Q2 ‘25 → **Q3 ‘25** → **Q4 ‘25** → **Q1 ‘26** → **Q2 ‘26** → **Q3 ‘26**

WHERE TO FIND ADDITIONAL INFORMATION ❯❯❯ Board Meeting Minutes • 2025/2026 Budgets & Financials • Management Agreements & Proposals (& more)

MH

Hiller Vacation Homes | *Why Hiller for Rentals?*

STRONGER OWNER VALUE

A compelling combination of rental performance, fee structure, and overall economics.

OWNER / HILLER SPLIT

75% TO OWNER	25% TO HILLER

Industry-leading 75% to the owner, 25% to Hiller.

LOCAL + RESORT EXPERIENCE

Proven experience managing Northwoods vacation properties and a deep understanding of the expectations of resort guests and owners.

MARKETING POWER

A comprehensive approach to driving demand through direct bookings, digital marketing, major travel platforms, and an extensive network of past guests.

PROFESSIONAL OPERATIONS

Established systems and processes for reservations, guest service, housekeeping, maintenance coordination, pricing, and owner reporting.

THE RIGHT PARTNERSHIP

Throughout the interview process, Hiller demonstrated strong communication, responsiveness, transparency, and a willingness to work collaboratively with WEL and its owners.

WHY HILLER ROSE TO THE TOP

It wasn't one thing. Hiller offered the strongest overall combination of owner economics, rental expertise, marketing capabilities, operational support, and partnership.



WHERE TO FIND ADDITIONAL INFORMATION Board Meeting Minutes, Owner Newsletters, Rental Program Updates (& more)

MH

Blue Heron | *What's Going On Here?*

'18-'22 (On & Off)



FUNCTIONED AS BLUE HERON

Blue Heron functioned as Blue Heron Restaurant & Bar for a number of years.

2023



PLANNED TRANSITION TO SAGE

Plans were made for Blue Heron to transition to Sage Restaurant & Bar.

Plans fell through.

3.2025



PROPERTY WAS LISTED AS AVAILABLE FOR LEASE

The property was listed as available for lease.

6.2025



ASSESSMENT INCLUDED HVAC

The $900,000 Special Assessment in May of 2025 included $25,000 allocated for a new HVAC system for Blue Heron.

11.2025



POTENTIAL LESSEE & PAUSE

Potential lessee identified; previous Board raised concerns and paused but proceeded with drafting a lease agreement.

New Board reviewed further and determined it was not a good fit.

4.2026



NEW BOARD REVIEW & INSPECTION

A building inspection was completed.

Severe foundation issues were identified by the inspector.

Today



CURRENT STATE (PAUSED)

Moving forward would require significant additional investment/ assessment.

No current liquor license, creating additional expense. Blue Heron remains paused while other resort priorities are addressed.

WHERE TO FIND ADDITIONAL INFORMATION Board Meeting Minutes, Owner Newsletters, Blue Heron Legal Documents (& more)

MH



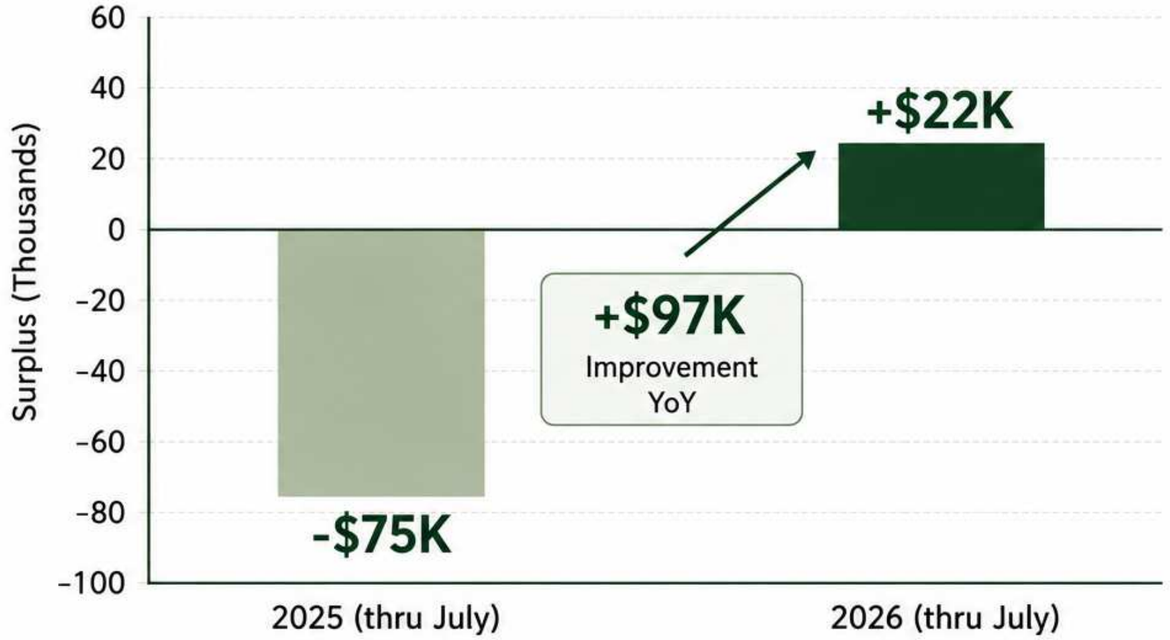
05 | Finance

MG

Financial Health | *2025 vs 2026*

Normalized recurring surplus through July

Excludes one-time insurance recovery in 2026



$130,755
Current Assets
As of July 31, 2026

$31,612
Liabilities
As of July 31, 2026

$432K
Pool Payments (2026)
Funded by 2025 special assessment, not a recurring operating expense.

WHAT'S DRIVING THE IMPROVEMENT?

- **Lower Management Costs** -$27K *YTD*
- **Waste Removal Costs** -$23K *YTD*
- **Insurance Savings** $68K *YTD*
- **Revenue Growth** *Higher dues* *YTD*

WHERE TO FIND ADDITIONAL INFORMATION Financial Page on WELOwner.com, Monthly Financial Statements, Board Meeting Minutes (& more)

MG

Financial View | *Better Financial Management + Greater Visibility*

THEN / INHERITED	NOW / 2026
$712K PROPOSED MANAGEMENT CONTRACT WEL LLC proposed a new management agreement of $712,166 annually (289% increase).	**PROPOSAL REJECTED** The board ended negotiations and chose a more cost-effective management structure.
RISING INSURANCE COSTS ~$100K increase in insurance expense required a dues increase in 2026.	**COVERAGE REVIEWED + RATES RENEGOTIATED** Reviewed coverage (including non-income-producing buildings) and negotiated lower rates.
HIGH WASTE REMOVAL COSTS Contract auto-renewed in fall 2025 at higher rates.	**CONTRACT RENEGOTIATED** Re-negotiated contract delivering >$20K in annual savings (~$23K YTD).
FINANCIAL TRANSITION STRUGGLES Catch-all accounts and vague expense categories made financial review and budgeting difficult.	**FINANCIAL REPORTING REVISED** More detailed chart of accounts for greater visibility.
CAPITAL SPENDING DIFFICULT TO INTERPRET Major projects and special assessments not clearly separated from operations.	**OPERATING VS. CAPITAL COSTS EXPLAINED** Capital projects (e.g., pool renovation) are clearly identified and explained separately.
RAW FINANCIAL INFORMATION Limited context provided beyond basic financial statements.	**YOY COMPARISONS + OWNER-FRIENDLY COMMENTARY** Newsletters include bank balance, current assets, liabilities, year-over-year performance, expense drivers, savings initiatives and project updates.

THE RESULT
A STRONGER FINANCIAL POSITION

Normalized recurring surplus thru July
2025: **-$75K** | 2026: **+$22K**

$126,030
Bank Balance
As of July 31, 2026

$130,755
Current Assets
As of July 31, 2026

$31,612
Liabilities
As of July 31, 2026

-$23K
Waste Removal Costs
YTD

$68K
Insurance Savings
YTD

WHERE TO FIND ADDITIONAL INFORMATION Financial Page on WELOwner.com, Monthly Financial Statements, Board Meeting Minutes (& more)

MG

Insurance | *From Rising Costs to Active Management*

WHERE WE WERE
2025

RISING COSTS & COVERAGE GAPS

- Premiums increased significantly.
- Insurance premium financed at ~8%.
- 2025 carrier change already delivered **~$68K** in savings.

WHAT WE DID
H1 2026

REVIEWED. ADJUSTED. RECOVERED.

- Reviewed policies & endorsements.
- Removed non-essential coverage.
- Revisited claim & recovered additional funds.

WHERE WE ARE NOW
H2 2026

STRONGER COVERAGE. BETTER OVERSIGHT.

- Coverage aligned with real risk.
- Improved oversight of policies & claims.
- Focus on loss prevention as the Lodge ages.

BETTER ALIGNED COVERAGE
Protecting what matters—while eliminating coverage that does not support our financial exposure.

INSURANCE QUICK HITS

$68K+
ANNUAL SAVINGS
2025 CARRIER CHANGE

$6,145
PREMIUM RETURNED
H1 2026 COVERAGE REVIEW

$73,937
ADDITIONAL CLAIM FUNDS
H1 2026 CLAIM OUTCOME

~8%
INSURANCE LOAN
FINANCING IDENTIFIED & SCHEDULED TO RETIRE BY AUGUST 2026

WHERE TO FIND ADDITIONAL INFORMATION Financial Page on WELOwner.com, Monthly Financial Statements, Board Meeting Minutes (& more)

MG



06 | Legal Updates

Legal Costs | 2026

Budgeted:	Paid:	Pending:
$6,000	**$6,815**	**Approx. $6k**

What Legal Counsel Has Addressed or May Need to Address

What Legal Counsel Has Addressed:

- Recovery of $56,811.04 in past-due assessments, rental fees, late fees and interest **(complete)**
- Filing of a complaint to regain control of WELCA's digital assets
- Engaged legal counsel to review the Board's authority to increase fees and issue a special assessment while a majority of Board members were affiliated with WEL LLC, creating potential conflicts of interest **(complete)**

What Legal Counsel May Still Need to Address:

- Resolution of the pending digital-assets complaint
- Recovery of more than $4,400 in unpaid utility reimbursements for Unit 302
- Reliable access to common elements and utilities within Unit 302
- Enforcement of the canceled Housekeeping Building lease and removal of WEL LLC and its sublessee

The operating budget can absorb the anticipated legal expenses.
No Special Assessment for attorneys' fees is currently anticipated.



WHERE TO FIND ADDITIONAL INFORMATION 2026 Legal Fees Summary, Financial Page on WELOwner.com, Board Meeting Minutes (& more)

RW

Lawsuit Breakdown | Digital Asset Ownership

What Does the Current Lawsuit Address?

The lawsuit seeks to restore WELCA's control of three digital assets.

Wild Eagle Lodge URL
(website address)

Google Business Profile
(official Google listing)

Public-Facing Facebook Page
(resort's official Facebook presence)



RW

Lawsuit Breakdown | Digital Asset Ownership

Why is it important that WELCA gain control?

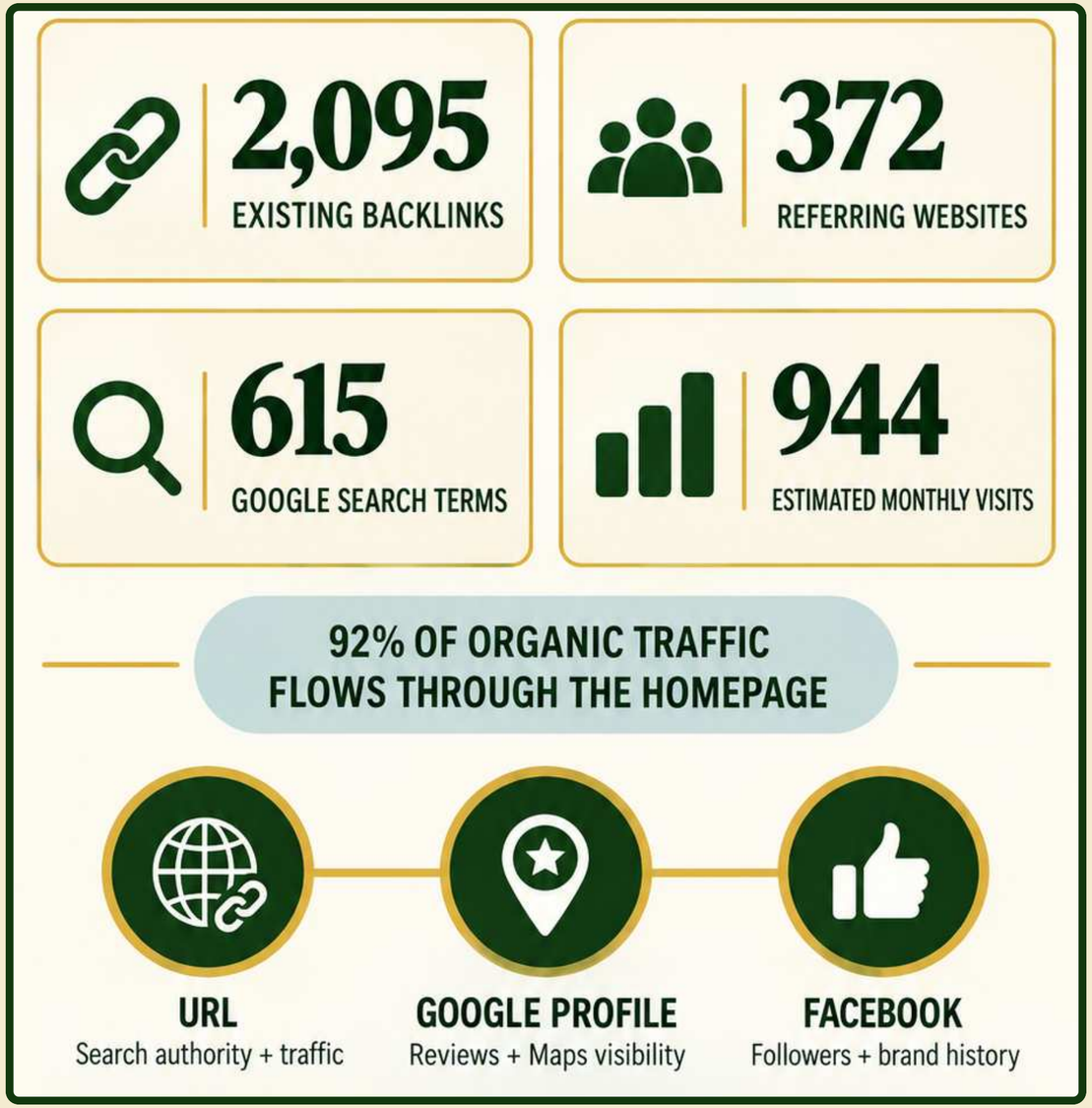
Together, these assets shape how Wild Eagle Lodge is **found and represented online.** As the trademark holder of “Wild Eagle Lodge”, WELCA’s control allows it to:

- Protect established **SEO value and online history**
- Maintain **accurate, consistent resort information**
- Direct owners, buyers and guests to the **correct resources**
- Protect the **Wild Eagle Lodge brand and reputation**

What is SEO and why is it important?

SEO, or Search Engine Optimization, helps Wild Eagle Lodge appear when people search for the resort or related information online. It is **especially critical for owners in the rental program**, as visibility directly supports guest discovery and bookings.

- Helps **prospective buyers** discover and research the property
- Supports **owner communication and engagement**
- Strengthens the resort’s **visibility, credibility and property value**
- Supports **rental visibility and direct bookings**



Lawsuit Breakdown | Digital Asset Ownership

Why Not Just Start Over?

Retaining these assets is especially important for rental owners. Bookings declined as marketing virtually ceased under the previous rental program, and starting over would make rebuilding demand even more difficult.

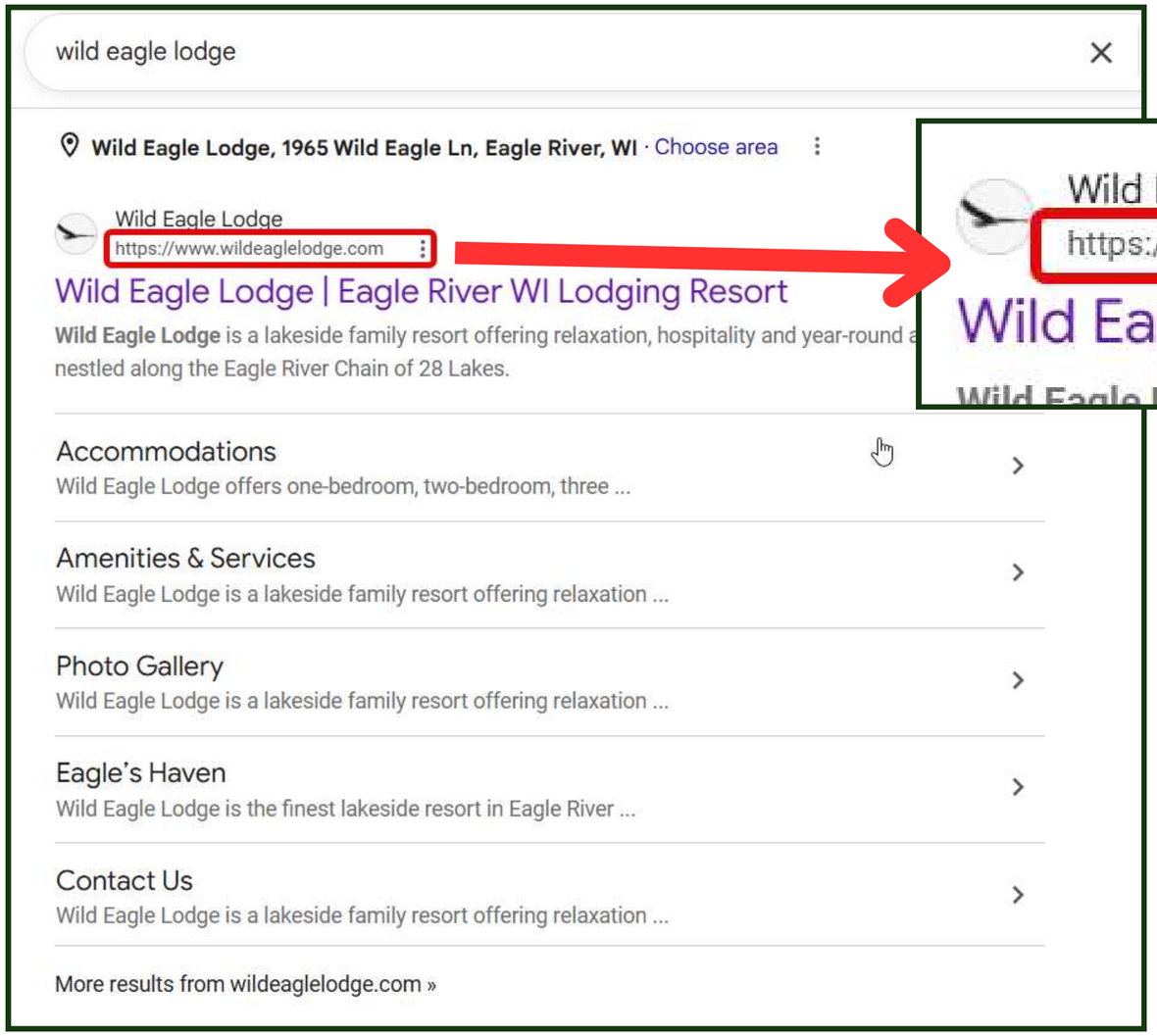
We can create a new URL, Facebook page and Google Business Profile. But doing so would mean starting over. Growing the SEO Rank takes time.

- Years of **search history and SEO value** would not transfer
- Existing **followers, reviews, photos and engagement** could be lost
- Outside links may continue directing people to the **old website**
- Owners, buyers and guests could encounter **conflicting information**
- Competing profiles could create confusion about **which source is official**
- Rebuilding **visibility, credibility and audience reach** could take years

Hiller has already created a new website, but it **cannot replace the history and value of the established digital assets,** particularly the visibility that supports owners in the rental program.



Lawsuit Breakdown | URL (Website Address)







RW

Lawsuit Breakdown | URL (Website Address)

What is it?

The URL is the **established web address** guests, owners and prospective buyers use to find Wild Eagle Lodge online. It is separate from the website itself and can direct visitors to the **new website created by Hiller.**

Why is it important?

- Preserves a **recognizable web address** and years of accumulated **SEO value**
- Helps **prospective buyers** discover the resort, its amenities and available units
- Strengthens the resort's **credibility, visibility and perceived property value**
- Prevents confusion and lost traffic from **existing links and marketing materials**
- Connects guests to the new website, supporting **rental demand and direct bookings**
- Strong rental performance can also increase **interest in unit ownership**



RW

Lawsuit Breakdown | Google Business Profile

wild eagle lodge

Places



Wild Eagle Lodge
4.6 ★★★★½ (330) · Resort hotel
1965 Wild Eagle Ln · (715) 479-3151
"It's like a park, clean, quiet and lots of wildlife onsite."

Website Directions

Wild Eagle Lodge
No reviews · Vacation rental

Website

Facebook · Vilas County Community
30+ comments · 2 months ago

What's the experience like owning a condo at Wild Eagle ...

Looking for info about Wild Eagle Lodge, we stay there several times a year and love it. Things have changed a little and not sure if its good or bad. ...

Wild Eagle Lodge
4.6 ★ (330) · 3-star hotel

Overview Reviews Photos



Website Directions Save Share

Call

1965 Wild Eagle Ln, Eagle River, WI 54521



Nightly price with fees

Sun, Oct 11 Tue, Oct 13 1



RW

Lawsuit Breakdown | Google Business Profile

What is it?

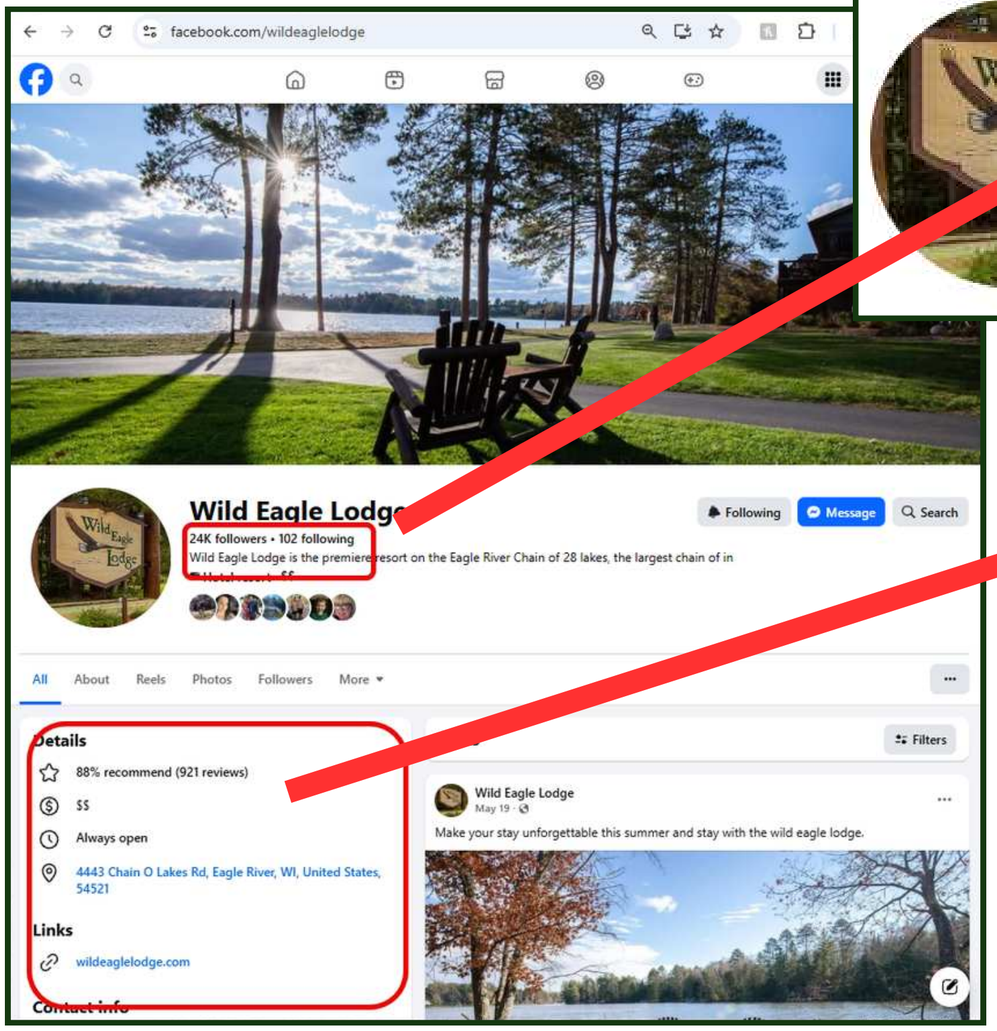
The **Wild Eagle Lodge listing on Google Search and Google Maps**, including the resort's location, contact information, website, photos, reviews and other key details.

Why is it important?

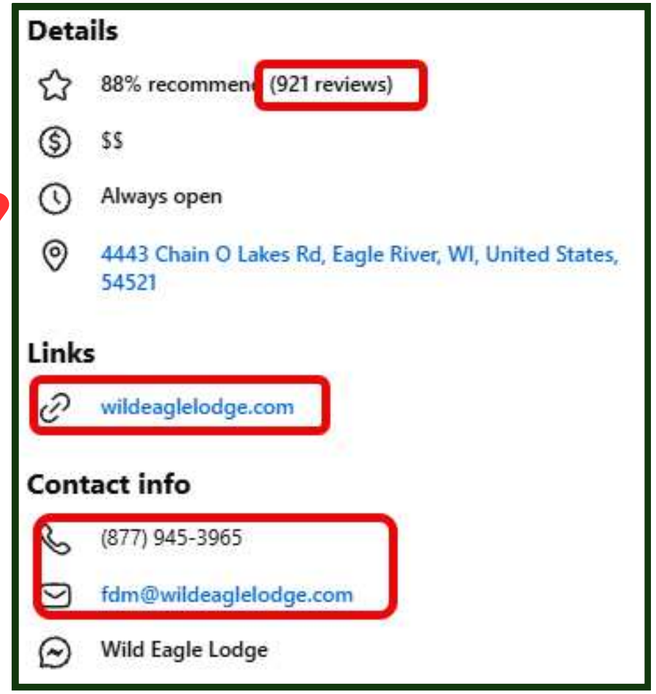
- Often the **first thing potential guests see** when searching for the resort
- Determines where guests are directed for **information and booking**
- Displays reviews that influence **trust and booking decisions**
- Helps Wild Eagle Lodge appear in **local lodging and resort searches**
- Plays a significant role in **local SEO and Google Maps visibility**
- Ensures operating information, photos and contact details remain **accurate**
- Protects the resort from **guest confusion or misdirection**



Lawsuit Breakdown | Public-Facing Facebook Page









Lawsuit Breakdown | Meta Pages

What is it?

Wild Eagle Lodge's **established Meta (Facebook & Instagram) presence,** including its followers, photos, reviews, posts and history of guest engagement.

Why is it important?

- Provides direct access to an **established audience**
- Preserves years of **resort photos, activity and guest engagement**
- Helps potential guests confirm the resort is **active and credible**
- Allows updates and promotions to reach **past and prospective guests**
- Supports **online discovery** and strengthens the resort's broader web presence
- Retains **history and audience value** that a new page would have to rebuild from scratch



RW



07 | Looking Ahead

Looking Ahead : Decisions & Priorities

With day-to-day operations stabilizing, WELCA must begin planning for several important long-term needs and decisions:

- Develop a fiscally **responsible capital improvement and reserve fund plan**, including future **roof replacements, boat launch improvements and other major property needs**
- Determine the **long-term direction and associated costs of the Blue Heron**
- Finalize **service levels and accountability** within the Hiller management agreement
- **Strengthen the rental program** and explore owner-benefiting onsite events
- Complete priority **infrastructure improvements**, including the property-wide internet upgrade
- Secure WELCA's **digital assets and brand control**
- Continue strengthening **owner communication and engagement**



WHERE TO FIND ADDITIONAL INFORMATION Board Meeting Minutes, Owner Newsletters, WELOwner.com Updates (& more)

Looking Ahead : Barriers to Execution

Progress remains the priority, but ongoing administrative demands, legal matters and unpaid owner obligations may affect the timing, sequencing and resources available to execute our plans.

- **Administrative & Legal Demands:** Repeated efforts by WEL LLC and its attorneys to pursue legal action against WELCA, along with high volumes of lengthy and often duplicative correspondence, require extensive review and response, frequently involving information already provided or available online.
- **Unpaid Owner Obligations:** Unpaid dues, assessments and reimbursements from a group of owners who collectively own a significant share of units reduce available funds and increase collection efforts and legal costs.
- **Unresolved Ownership & Access:** Ongoing disputes involving property, common elements, operational assets and digital assets can delay decisions and progress.
- **Limited Board Capacity:** Time spent addressing LLC correspondence, records requests, collections and legal matters takes time away from strategic priorities and property improvements.
- **Aging Infrastructure:** Unexpected repairs and emerging capital needs may shift priorities, budgets and timelines.
- **Limited Reserves & Competing Demands:** Resources must be balanced across operations, improvements, legal expenses and long-term reserve needs.

Annual Owners Meeting

Save The Date: Saturday, Nov 7, 2026

Please review the Owner Directory on WELOwner.com
to confirm your mailing address is correct for ballot delivery.
To make an update, email WildEagleBoard@gmail.com by **September 12.**

The Annual Owners Meeting will provide an opportunity to:

- Review the Association's **financial position and 2027 budget**
- Discuss **priorities and plans for the year ahead**
- Share updates on **property operations and major initiatives**
- Participate in **Board elections and Association business**
- Ask questions and provide **owner input**

Additional meeting details and materials will be shared in advance.

Visit: https://welowner.com/2026-annual-owners-meeting/ for details.



WHERE TO FIND ADDITIONAL INFORMATION https://welowner.com/2026-annual-owners-meeting/

CW


08 | Q & A
Bear Creek Images

Q&A

Question: I believe the shingles on WEL condos are the original shingles which would be around 30 years old...so I am wanting to know if the roofs should be inspected by a reputable roofing company.

I'm also concerned that if these roofs are bad, and here you've approved $$$ for TV upgrades, that this should be checked on before spending $$$, because I really don't want another huge assessment for replacing these roof shingles down the road.

Response: The roofs are approximately 18 to 19 years old. The Board agrees that they should be professionally inspected and included in WELCA's long-term capital planning. The fiber-optic project is a broader internet and communications infrastructure upgrade, not simply a TV upgrade, and its cost is expected to be substantially less than a resort-wide roof replacement. Roof replacement costs cannot be determined until inspections and estimates are completed.

Question: Does Hiller lease the office space it uses within the WELCA office? If so, what are the lease rate and terms?

Response: No. Hiller is not currently leasing the office space, so there are no lease rates or terms. The arrangement is temporary while longer-term options are evaluated.

Question: When are the gas and water expected to be connected to the WEL, LLC maintenance building, condo 302, and when will the final grading be completed to ensure proper drainage and protect the integrity of the building?

Response: No timeline has been established. WELCA does not believe it is fiscally responsible to extend additional utilities to WEL LLC's space while WELCA is not receiving payment for WEL LLC's existing share of utility costs; final grading and drainage needs will be evaluated separately.

Q&A

Question: Who is currently responsible for cleaning and maintaining the common areas, including the pool, bathrooms/locker rooms, and other shared spaces? Is this work being done by WELCA employees, contractors, or a cleaning service?

Response: Currently Nick maintains the pool chemicals and the common areas in the main building with some support from Hiller.

Question: Is Nick a WELCA employee or an independent contractor? What are his compensation, hourly rate, expected hours, and other terms? If he is a contractor, has WELCA verified that he carries appropriate liability insurance?

Response: Nick has been working as an independent contractor for WELCA and is transitioning to Hiller. Nick provided his Certificate of Insurance to the Board at the time the Board engaged him. Going forward, his compensation, expected hours, employment terms and required insurance coverage will be managed and verified by Hiller.

Question: Was the recently purchased WELCA ATV financed or paid for in cash? Where will the ATV be stored when it is not in use?

Response: The ATV was purchased with cash and will be stored onsite for property-maintenance use. This equipment was needed to maintain resort operations after WEL LLC ended its onsite services and did not make its golf carts or UTVs available for purchase by WELCA.

Question: Are there any special assessments being considered or planned in the near future that the board has discussed?

Response: No special assessments are currently planned or under consideration. However, significant future needs, including roof and boat launch replacement and the long-term direction of the Blue Heron, will be discussed at the Annual Owners Meeting.

Q&A

Question: What are the current plans for the Blue Heron restaurant? Earlier this year, the building was deemed unsafe, and a subsequent newsletter mentioned that there was an interested party in leasing the space. What is the current status?

Response: The Blue Heron remains closed due to its condition, and WELCA is not currently pursuing the previously identified restaurant tenant. Hiller has requested to lease a small area for supply storage that was initially believed to be less affected by the building's structural concerns. WELCA may obtain an additional inspection to confirm whether that area can be safely used. The Board is also evaluating whether the $25,000 HVAC equipment purchased before the building inspection can be sold.

Question: Why are the phone lines in the units currently not working? Since the phone lines are considered a common element, does WELCA plan to restore them to working order and put them back into use?

Response: The unit phone system stopped working following a July 2025 outage. Although repair options were explored, no restoration plan has been approved; owners may arrange individual service at their own expense.

09 | Appendix



Project Framework | *Methodical Status. Keep projects moving.*

1 STATUS

Where does the project stand today?

We share the current status and key milestones achieved.

2 OUTSTANDING WORK

What remains to be completed?

We review remaining work, outstanding items, and the steps required to move forward.

3 COST

Are we on budget? Are costs tracking as expected? Have any additional costs been identified?

We track spending against budget and communicate any changes.

4 BOARD ACTION REQUIRED

Are any decisions or approvals needed?

We identify any Board decisions, approvals, or votes required to keep the project moving.

5 OPERATIONS

Is there any impact to owners or property operations?

We communicate how the project affects daily operations, amenities, or owner experience.

6 NEXT STEPS

What happens next, who is responsible, and when will we follow up?

We document next steps, responsible parties, and expected timing for follow-up.

7 COMPLETION

Is the project complete? What was the final outcome?

We confirm completion and share results, final cost, and any remaining notes.

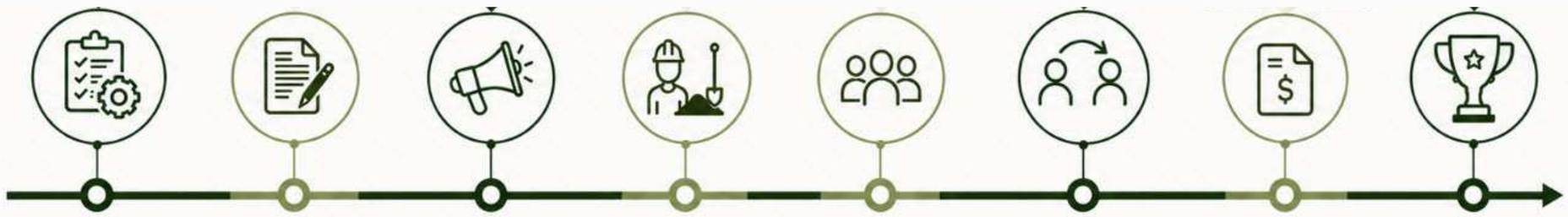
WHERE TO FIND ADDITIONAL INFORMATION Examples of minutes including these components via https://welowner.com/meeting-minutes/

Project Prioritization | *Focus On Owner Impact & Fiscal Responsibility*

PRIORITY	WHAT COMES FIRST	EXAMPLES
1 URGENCY & RISK	Matters that require immediate attention to protect safety, meet obligations or prevent further risk or damage.	EXAMPLES • Safety issues • Legal deadlines • Property protection • Insurance
2 FINANCIAL SIGNIFICANCE	Items that materially affect the Association's finances or create opportunities for savings or efficiency.	EXAMPLES • Major expenses • Budget impact • Contracts • Cost-saving opportunities
3 BREADTH OF OWNER IMPACT	Issues that affect a significant number of owners or have a meaningful impact on daily life at WEL.	EXAMPLES • Grounds • Maintenance • Amenities • Rental/management transitions
4 LONG-TERM ASSOCIATION IMPACT	Work that strengthens WELCA, reduces future risk and supports sustainable value over the long term.	EXAMPLES • Capital planning • Policies • Committees • Vendor strategy & reviews
5 INDIVIDUAL REQUESTS & COMMUNICATIONS	Requests are prioritized based on urgency, broader relevance and whether the information is already available.	EXAMPLES • Owner emails • Follow-ups • Requests for clarification



Major Project | *Pool Project Timeline*



Q1 '25	5.25	6.25	11.25	11.25	12.25	Q1 – Q2 '26	4.26
'25 Board Initiates	**Contracts Signed**	**Owners Notified**	**Pool Renovation**	**BOD Transition**	**Project Transition**	**Change Orders**	**Completion**
Board commits to pool renovation project.	Contracts signed for renovation.	Owners notified of $636,377 Special Assessment for pool renovation.	Construction begins.	BOD transition occurs.	Previous project mgr. notifies BOD he will no longer participate in project, full project turned over to Mark Holat.	Unaccounted work identified during construction and reconciled thru project.	Project complete.



WHERE TO FIND ADDITIONAL INFORMATION Meeting Minutes, Newsletters, Pool Renovation Page within Website

Major Project | *Pool Project Status & Final Numbers*

PROJECT BUDGET SUMMARY

CATEGORY	BUDGETED	ACTUAL TO DATE
POOL RENOVATION *(Newman Pools)*	**$406,203**	**$406,203**
ELECTRICAL *(Creative Electric)*	**$29K - $35K**	**$44,157**
HVAC *(Quality Mechanical)*	**$110,760**	**$112,465**
PLUMBING *(Ahren)*		**$19,730**
WAINSCOATING *(Schneider)*		**$13,800**
DOOR REPLACEMENT *(Rib Mtn Glass)*		**$8,842**
DRYWALL REPLACEMENT		**$3,400**
CAMERA SYSTEM *(Kozar Tech)*		**$3,919**
DEPTH TILES *(Pools Plus)*		**$2,453**
TOTAL PROJECT COST	**$636,377**	**$621,669**



PROJECT HIGHLIGHTS

PROJECT TIMELINE
April 2025 – June 2026
Completed on schedule.

SPECIAL ASSESSMENT
Collected from owners to fund the project.

COST SAVINGS
Project completed under the original budget.

SCOPE OF WORK
Pool, electrical, HVAC, plumbing, wainscoting, doors, drywall, camera system, and depth tiles.

ENHANCED SAFETY & EFFICIENCY
Upgraded systems and finishes improve safety, comfort, and energy efficiency.

COMMUNITY BENEFIT
A renewed amenity that enhances the value and enjoyment of Wild Eagle Lodge.

WHERE TO FIND ADDITIONAL INFORMATION https://welowner.com/pool-renovation/