CURRENT AND PAST ATTORNEYS' FEES

Chris Grebe, managing member of Wild Eagle Lodge, LLC, our former management company and former rental company, has recently asked the Board about the status and amount of attorneys' fees the Association is incurring and has expressed his concerns about full disclosure to Unit Owners.
The Board is also receiving questions from Unit Owners, real estate agents, and at least one title company regarding the possibility of Special Assessments being levied against Unit Owners to pay for attorneys' fees.

Currently, the Board has no plan to levy a Special Assessment related to payment of attorneys' fees.

So far in 2026, the Association has paid approximately **$20,000 in attorneys' fees**, including:

- **$7,500** for fees incurred by the prior Board from August 2025 through September 2025 at the law firm of Godfrey Kahn, for drafting leases related to a proposed tenant which were never executed. These fees, although known to the prior Board, were not included in the proposed budget presented at our annual meeting on November 1, 2025.
- **Approximately $12,000** for collection of past-due general and special assessments, and for bringing a complaint against Wild Eagle Lodge LLC to gain control of media assets (see below).

The Association had budgeted **$6,000** this year for attorneys' fees, and our attorney's efforts in helping us collect assessments resulted in a gain of **over $5,000 in late fees and interest**.

The Association is on firm financial footing related to our ability to have paid these fees.

FURTHER INFORMATION ON LEGAL MATTERS

We are continuing to engage our attorney for other legal matters. Currently, we have a Complaint filed against WEL LLC regarding media assets. We have attached the Complaint and the related legal documents for your review.

We are seeking control of:

- The URL **wildeaglelodge.com**
- The **Wild Eagle Lodge Facebook page**
- The **Google business listing**
- All other **public-facing media assets**

The Association owns the trademark to the phrase "Wild Eagle Lodge" and owns the stylized logo with the special font and eagle artwork.

When we requested that the LLC turn over the media assets, they refused, but did offer to sell us the website for **$250,000**. We engaged the services of a website designer for approximately **$2,000** and hired a graphic designer to recreate our logo for approximately **$500**.

We are still seeking control of these assets that are using our trademarks and impacting all Unit Owners.

In the interest of the full disclosure requested by Chris Grebe regarding attorneys' fees, the Board has been trying to resolve the following matters with Wild Eagle Lodge LLC:

1. Payment of Utilities for the Main Lobby, Office, Gift Shop, and Maintenance Building
The Association receives one utility bill for the pool, hallway, and WELCA office combined with the LLC-owned lobby area and maintenance building. Under our prior Management Agreement, the LLC reimbursed the Association for 25% of these utility bills.

After the LLC canceled our Management Agreement, they stopped reimbursing the Association. The Board has requested reimbursement several times and has provided bills to the LLC, but the LLC has not paid any amount toward these bills.

For the period 10/1/25–7/5/26, the LLC's portion of these bills totals over $4,200.

2. Security Cameras
Under our condominium documents, the security system servicing our property is a common element. The Board has requested that the LLC turn over all related equipment, but they have refused and have been unresponsive to further requests.

3. Access to Common Elements
Our utilities, including internet, come into our property through the Main Lobby. The LLC has not provided the Association with any means to access any portion of their Unit 302 (Lobby, office, maintenance building).

All Unit Owners are required to provide access to their units in case of maintenance or emergency issues, and the Association's ability to access units containing common elements is particularly critical.

4. Cancelation of Housekeeping Building Lease
The Association had a lease with the LLC for the Housekeeping Building for the express purpose of the LLC to operate "hospitality support operations serving the Unit owners of Wild Eagle Lodge Condominium Association, Inc."

Because the LLC is no longer our rental company and is not providing housekeeping services to the Association, the Board canceled the Lease effective **8/1/26**.

On **8/3/26**, without the Board approval required under the original Lease, the LLC sublet the Housekeeping Building to the cleaning company that is providing services to the Eagle's Haven. This cleaning company is not providing services to any other member of the Association other than the LLC.

The Association is seeking to remove the LLC and its sublessee from the Housekeeping Building.

LOOKING AHEAD

There are other areas of disagreement between the Association and the LLC, but the above items, including our current complaint, will require ongoing legal representation if not resolved.
The Board is hopeful that the LLC will:

- Pay for their utilities
- Give the Association the security camera equipment
- Provide keys to access all areas of Unit 302, including common elements
- Vacate the Housekeeping Building

A Special Assessment is currently not contemplated, but could become necessary if the LLC is not cooperative in resolving these matters.

The one substantive change I made beyond formatting was adding **"LOOKING AHEAD"** as a subhead. I think that helps a lot because otherwise that final paragraph feels buried after four long legal issues.
I'd also be selective with bolding in the final design. **Dollar amounts, key conclusions, and the action/status of each issue** deserve emphasis. If too many full sentences are bold, you lose the benefit.