BOARD MEETING
Organization Name: WELCA
Date: 8.12.26
Time: 5p
Meeting Type: Regular

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1. Call to Order

- **Colleen Wolfe at 5:33p**p.
- Attendance: Colleen Wolfe, Mark Holat, Michele Graf, Amy Loasching, Rebecca Waters

2. Approval of Previous Meeting Minutes

- Motion by **Mark**, seconded by **Michelle**. Approved.

3. Reports

a. President Report

- There was an electrical issue stemming from an accidental turning off of a switch that affected the WELCA office, WELCA hallway, pool lights and pool access by a member of the LLC. Julie Grebe was able to immediately come and fix it.
- The Sheriff was called to Wild Eagle Lodge Resort by Chris Grebe because he wanted access to the Blue Heron restaurant after he was declined access. The Sheriff arrived and agreed that this is a civil matter and declined to do anything about it.

4. Old & Ongoing Business

- Review of revised Rules and Regulations
  - Adopted via email on 7.28.26 and have been sent out and updated on the website.

5. New Business

- Annual Owners Meeting Planning
  - Location discussed - due to the condition of Blue Heron, the board is seeking out alternative venues, via a short list.
  - Timeline/Responsibilities
  - Preview of webpage progress
- Replacement of Secretary
  - Rebecca will transition to Secretary, Amy will continue to serve out her term but pivoting to Director at Large.
- Documents Rebecca is requesting hard/digital copies for so the website can be updated:
  - Insurance
  - Hiller Rental Agreement
  - Hiller Management Responsibilities Agreement (when complete)
  - Rental Unit Maint Request Form - does Hiller have a replacement for this?
  - Landscaping company contract
  - Review of Maintenance Building project
  - Blue Heron Status
    - Updating the HVAC by prior board…
    - Condition report

- We continue the search for a UTV for Nick in the maintenance department. Nick has found one for $7,000. The board approves the purchase (5-0).
- Hiller is interested in the board's POV on Hiller hosting onsite events
    - Hiller has put together a proposal on a minimum event fee (at a 75/25% split), minimum number of units rental for guests, they would staff the event to ensure policies are enforced, and also only allowed on the shoulder seasons. The board collectively agrees to continue conversations on this.
- Discussions continue regarding a management-services contract with Hiller. Funding these services will be especially tight this year because WELCA did not receive resort-fee revenue before Hiller assumed operations, as it had in prior years. However, we anticipate stronger rental activity in future years, which will increase both revenue and the associated workload. Managing these responsibilities through Board members and owner volunteers is not sustainable long term.

6. Future/Other Business / Open Forum

- Proposal to have an all-owner's meeting | September 9th @ 6p. Approved (5-0)

7. Next Meeting Date | September 2nd, 5:30p

8. Adjournment

- Motion to adjourn by **Mark @ 7:30p**, seconded by **Michelle**. The meeting adjourned.