Wild Eagle Lodge All Owners Meeting

Quick recap

The Wild Eagle Lodge Condominium Association held a meeting to present updates on their transition year, covering infrastructure changes, financial improvements, and future plans. Colleen Crane-Wolfe, the association president, explained the evolution from having a management company with rental operations to their current structure where they are transitioning to working with Hiller Vacation Rentals for both rental management and property management services. Mark Holott detailed the management transition challenges, including a dispute over management fees and the decision to take over property management directly, while Michelle Graff reported significant financial improvements, noting they are $97,000 ahead of normal operating costs through July due to reduced expenses and renegotiated contracts. Rebecca Waters presented legal updates, particularly focusing on a lawsuit to regain control of digital assets including the Wild Eagle Lodge website URL, Google Business Profile, and Facebook page, explaining how these assets are crucial for SEO and maintaining the resort's online presence and brand reputation. The board also discussed the problematic status of the Blue Heron restaurant building, which requires significant repairs or potentially needs to be demolished, and announced plans for the annual owners meeting on November 7th.

Next steps

Rebecca

- Post the meeting deck on the website after the meeting.

Collaboration

- Owners: Review the Owners Directory and notify the board by September 12th if there is a change needed for where the annual meeting ballot should be sent.
- Owners: Consider joining a committee and notify the board of interest in serving or heading up a committee.
- Board: Finalize the relationship with Hiller Vacation Homes as the property management company in the next month or so.

- Board: Make decisions regarding the future of the Blue Heron building (repair, rebuild, or demolish).
- Board: Address the enforcement of the canceled housekeeping building lease with the LLC.
- Board: Announce the location for the Annual Owners Meeting on November 7th as it is TBD.
- Board: Populate the Annual Owners Meeting website page with materials as they become available.

Summary

Wild Eagle Lodge Management Transition

Rebecca led the technical setup for a Wild Eagle Lodge condominium association meeting, managing Zoom features including muting chat and admitting attendees. Colleen Crane-Wolfe, the association president, outlined the meeting's purpose to update owners on major transitions in the association's structure and operations. The board discussed transitioning away from Wild Eagle Lodge LLC's management and rental services, establishing new relationships with Hiller Vacation Homes for rental management and property management services. Rebecca presented extensive updates on completed projects including pool renovation, maintenance building improvements, and financial stewardship efforts that saved over $20,000 annually in waste services. Mark Holott explained the board's decision to transition away from the previous management company due to unrealistic cost increases and lack of transparency in service scope.

Hiller Selection and Restaurant Concerns

Mark explained that the board selected Hiller as the new management company due to their 75% owner value split offer and their local resort experience in St. Germain. He detailed concerns about the Blue Huron restaurant, including foundation issues identified by an independent inspector, leading to a temporary hold on any restaurant activity in the building. The board will now need to decide whether to repair, rebuild, or remove the existing structure, with potential future decisions about the liquor license depending on the building's fate.

Financial Performance and Cost Savings

Michelle presented the financial update, highlighting a $97,000 improvement in operating costs through July compared to the previous year. She noted significant savings from reduced management costs, renegotiated waste removal and insurance expenses, and revenue growth from higher dues. Michelle emphasized the importance of having a bookkeeper reporting to the board and explained the creation of a new chart of accounts to provide better financial visibility and budgeting capabilities. She also detailed the successful insurance cost reduction efforts, including switching insurers and removing unnecessary coverage, which resulted in savings of $68,000 year-to-date.

Digital Asset Control Strategy Update

Rebecca presented legal updates and explained the importance of retaining control over Wild Eagle Lodge's digital assets, including the website URL, Google Business Profile, and Facebook page. She detailed how these assets contribute to SEO and brand reputation, emphasizing the challenges of starting over if access is not regained. Colleen highlighted the need for increased owner involvement in upcoming projects and committees, particularly for the blue heron initiative.

Annual Owners Meeting Planning Discussion

Colleen and Rebecca discussed plans for the upcoming Annual Owners Meeting on November 7th, including guaranteed rooms for rental and income generation. Rebecca announced the launch of the new Annual Owners Meeting website and requested that board members update their addresses in the Owners Directory by September 12th to ensure correct ballot delivery. The conversation ended with an invitation for board members to suggest committee roles and participate in future events.