BOARD MEETING
Organization Name: WELCA
Date: 9.2.26
Time: 5p
Meeting Type: Regular

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1. Call to Order

- Colleen @ 5:04p.
- Attendance: Colleen Wolfe, Mark Holat, Michelle Graf, Amy Loasching, Rebecca Waters

2. Approval of Previous Meeting Minutes

- The previous meeting minutes had been posted.

3. Reports

a. President Report | Owner communications, the September 9 owner update presentation, and planning for the November 7 Annual Owners Meeting were discussed under Old & Ongoing Business and New Business.

b. Treasurer's Report: Waived

4. Old & Ongoing Business

Review of Presentation for 9/9 Meeting

- Rebecca will streamline the State of the Association presentation and send meeting reminders.
- Owners will submit questions in advance, with responses provided within two weeks.

Spectrum Updates

- Colleen reported that internet service had been restored in the other buildings. Building D (Wood Duck) remained the outstanding location, with new equipment installed to address connectivity issues. Final service status for Building D requires confirmation.
- Michelle reported continued difficulty obtaining detailed project timelines and updates from Spectrum project managers. Installation remained scheduled for September 30.
- Electrical outlets had been added to the closet intended for the new DMARC equipment. Concerns about locating equipment in the exercise room closet were discussed.
- Rebecca will send owners an update on service restoration and the ongoing Spectrum upgrade project.

Hiller Vacation Homes

- Hiller is developing a possible system for community pool access and payments. Geographic restrictions, per-use payments, and app-based administration were discussed. No final program was recorded.
- Hiller is expected to handle daily raft cleaning once a rowboat is purchased. The Board also discussed working with Hiller on a possible UTV program.

Updates on Obtaining Access to Security System

- The Board discussed accessing and evaluating the security system on Friday, including possible relocation or reconfiguration of cameras and monitoring equipment.

- Mark will contact the camera/security provider regarding a Friday evaluation. Colleen will ask the electrician about availability for any necessary wiring work.
- Rebecca will coordinate access with Chris (Grebe) for Friday at 8 a.m. and direct communications through the Board email address.

Blue Heron Contents

- The Board agreed to allow Chris (Grebe) to photograph remaining contents and remove restaurant equipment, while retaining Association-owned maintenance supplies and identified items such as AC equipment.
- Mark (Holat) will escort Chris during the visit, potentially with another trusted owner present. Rebecca will communicate the visit timeline and process through the Board email address.
- Colleen will coordinate with Nick (Angone) to move Association-owned maintenance items onto the stage and identify items that do not belong to the Association.
- The Board discussed notifying owners of the decision not to reopen the restaurant before equipment removal begins.

Digital Assets and Business Profile

- The Board discussed updating the Google Business Profile with a new phone number and continuing efforts to obtain rights to the digital assets, including coordination of phone line transitions.
- Rebecca will follow up with attorney Evan regarding unanswered correspondence related to digital assets.

Property Violations and Housekeeping Building

- The Board discussed outstanding violation fines of the LLC reported to exceed $11,000 and possible further collection action, including a lien.
- Colleen will follow up after the weekend and send a notice on Monday establishing a deadline to vacate the housekeeping building. Further action, including eviction proceedings and attorney involvement, was discussed if occupancy continues.
- The Board discussed allowing Hiller to rent space in the section of Blue Heron believed to be structurally secure.
    - Concerns were raised about renting Blue Heron space with known structural issues. Colleen will contact the inspector regarding the space.

5. <u>New Business</u>

Maintenance Planning

- The Board discussed handrails with splinters, deteriorating garbage corrals, and deck maintenance needs. Colleen will respond to Mike Ermi regarding handrails and include needed improvements in next year's maintenance planning.
- Colleen will ask Hiller about handyman services for larger projects. Rebecca will request a local handyman recommendation from her real estate agent.

Annual Owners Meeting Planning

- The Annual Owners Meeting is planned for November 7 (location TBD). Mark will work to secure an offsite location.

- Candidate applications are due October 10. Candidate questionnaires are planned for online posting by October 17, with meeting information posted by October 24. Additional Board candidates may be needed.
- The proposed schedule includes ballot counting at 11:30 a.m., meeting from 1 to 2:30 and a social event afterwards.
- The Board agreed that Hiller should not attend the Association meeting itself, but could attend a separate rental program meeting or the social hour.

Reserve Funding and Capital Improvements

- The Board discussed establishing reserve funding and the challenges of changing governing documents, including a two-thirds approval requirement discussed during the meeting.
- Potential projects included internet upgrades, pathway lighting, septic system work, boat launch reconstruction, and possible maintenance building and restaurant renovations.
- Projects will be organized by priority for a three-year planning framework and included in the owner presentation as potential future funding needs. No special assessment approval was recorded in the notes.

6. Future/Other Business / Open Forum

- No public/member comments.

7. Next Meeting Date |

- Next regular Board meeting: TBD
- Upcoming owner update: September 9, 2026.
- Annual Owners Meeting: November 7, 2026, with location pending confirmation.

8. Adjournment

- Motion to adjourn by Michelle at 6:54 p.m., seconded by Mark.