BOARD MEETING
Organization Name: WELCA
Date: 10.12.26
Time: 5:30p
Meeting Type: Regular

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1. <u>Call to Order</u>
- Mark @ 5:29p.
- Attendance: Colleen Wolfe, Mark Holat, Michelle Graf, Amy Loasching, Rebecca Waters
    - Temporary Attendance: Angela Foulkes, Angela Bash, Nick (from Hiller)

2. <u>Approval of Previous Meeting Minutes</u>
- Waived. Will approval final minutes by 10.13.26.

3. <u>Reports</u>
A. President Report - waived
B. Treasurer's Report thru 9/30/26
    a. Current QB balance: **$126,943.45**
    b. Pending QB payments: $12,786.27
    c. Review proposed budget and association dues increase.
    d. Revise budget based on feedback from Chris Tabat and Jeannie, including Hiller contract timing and cash reserve requirements.
C. Management update: Hiller
    a. Transition status and proposed off-season hours of 9 a.m. to 5 p.m.
    b. Housekeeping and missing condo inventory issues.
    c. Owner portal access and resort fee reporting.
    d. Individual rental performance discussions with owners, including revenue and rate-setting information.

4. <u>Old & Ongoing Business</u>
A. Hiller contracts and transition
    a. Confirm executed management contract effective September 28.
    b. Rebecca to distribute the executed contract and Exhibit A to the board.
    c. Finalize the housekeeping rental contract.
    d. Coordinate the owner announcement of the Hiller agreement.
B. Rental inventory and housekeeping
    a. Provide owners with required inventory lists and laminated closet checklists.
    b. Clarify responsibility for replacing and restocking missing items.
    c. Address short shower curtains and communicate a solution.
C. LLC and property issues
    a. Review outstanding eviction/building issues and the Blue Heron correspondence.
    b. Confirm Chris Bruno as the new LLC contact.
    c. Mark to follow up if no response is received within one week.
    d. Rebecca to forward the Blue Heron email to Julie.
D. Annual meeting preparations

a. Review agenda, budget, dues, and responses to the 37 owner questions.
  i. Board responses due October 19; materials posted by October 24.
  ii. Assign question responses
b. Prepare name tags and arrange pizza and soda.
c. Hiller to attend the November 7 social hour, approximately 2 p.m.

5. <u>New Business</u>

A. Communication procedures
  a. Hiller to establish an SOP and decision tree for owner inquiries, board referrals, and response timelines.
  b. Confirm that Hiller may communicate routine maintenance matters directly to owners, with broader policy changes or unusual communications reviewed by the board.
  c. Establish a regular Hiller update section in the newsletter and/or owner portal.

B. Board meeting structure
  a. Consider regular monthly management status updates at the beginning of board meetings.

C. Capital improvement planning
  a. Establish a separate agenda item for capital improvements.
  b. Mark to work with future board members to develop priorities, a timeline, and a long-term plan.

D. Blue Heron project
  a. Add a dedicated agenda discussion and form a committee to provide recommendations.
  b. Mark to prepare an approximately 15-minute presentation.

6. <u>Future/Other Business / Open Forum</u>

A. Evaluate potential projects: Path lighting, WELCA office renovation, septic updates, boat landing repairs, and pool area improvements.
B. Explain special assessment funding and review bylaw limitations affecting strategic reserves.

7. <u>Next Meeting Date</u> |

- Monday, 11/2/26 @ 5:30p

8. <u>Adjournment</u>

- Motion to adjourn by Michelle at 7:23 p.m., seconded by Amy. Meeting adjourned.