



WHEELER LANDING, INC

BOARD MEETING

APRIL 11, 2024

Board Members Present: Charlie Card, Jim Bujouves, Tom Roby, Linda Willett, Kari VonBerg, Bill Shaw

Board Members Absent: Steve Shea

Others Present: Adam Banta

Meeting Called to order at 830am in the Clubhouse.

Prior Meeting Minutes – No changes.

Bill motioned and Linda seconded to accept minutes. Motion passed.

Correspondences – Will renew PO Box 1213 for 1 year at \$200.

Shareholder Transfers – **Jim**, will follow up on slip #55 transfer, Roese to Debo, stock certificate. Bill to mail invoice to Debo.

Harbormaster Report – **Tom**

Water turn-on scheduled 4/18, barge scheduled w/o 4/14, weed & feed w/ geese repellent 4/22. Clubhouse cleaning, sprinkler startup, and dumpsters being scheduled. 5 picnic tables ordered. Bud Holey and Patrick McIver hired for maintenance team. South wall docks currently being lowered. Lighthouse rented 6/8/24 and Clubhouse rented 6/9/24. Discussed plan for electrical short below power ped 220/221.

Jim motioned and Kari seconded to accept Harbormaster report. Motion passed.

Treasurer Report – **Bill**, Report attached.

Jim motioned and Linda seconded to accept the treasurer report. Motion passed.

Leasing – **Adam**

76 slips leased or with deposits, negative feedback from newcomers about curb appeal/leaves piled up from the Fall. Recommend that Fall cleanup be mandatory. Contemplating an Open House for Saturday, April 27. Will start promoting right away and consider roadside balloons and/or feather flags.

Old Business –

LED pedestal lighting – Jim VonBerg will continue in 2024. It appears some photo eyes need replacement and must be checked. Tom offered help from 2 maintenance team members.

WLYH merchandise – Need a committee to work on. Recommend calling Shirts, Mugs & More for suggestions on popular items and to initiate a program for 2024. Also need to look at updating Merchandise Page on website. Bill suggested we develop committees to work on Social, Landscaping, and Merchandise opportunities. Jim posted on website to offer volunteer opportunities to members.

Pier replacement – FDS contract signed 01-05-2024 to build and install new F and G Pier Ramps. \$8000 deposit sent. Installation target is 10-01-2024.

Kari has reviewed the Emergency Response Plan and reported plan is ok.

Newly developed Commodore Roles & Responsibilities reviewed and approved by the Board.

Bike rack plan - Jim ordered first 2 of 6 bike racks. Will evaluate further before remaining 4 are purchased.

New Business-

Annual Shareholder Meeting to be Saturday, April 20, at 100pm. Charlie to chair meeting and develop agenda.

Jim motioned and Charlie seconded to accept Bylaw change to add “A Director may not be an employee of the Club.” Motion passed. This will take effect when Tom’s term ends in April 2025.

Pump out service proposal for \$25 per tank (cash or check) discussed. Jim motioned and Tom seconded to accept the proposal. Motion passed. Jim to develop posting for Clubhouse, website, and Facebook.

Charlie presented lawn care proposal. A zero-turn mower, weed whip, edger, and blower would be purchased and our own maintenance team would provide labor to operate and maintain the equipment. A protective storage enclosure still needs detail. Charlie and Tom to provide details after Shareholder Meeting on 4/20/24.

Bill Shaw to contact Justin Heidtman for discussion on dock replacement.

Bill Shaw to issue invoice to leuter Insurance \$250 for website advertising.

Kari and Linda both resigned and left the meeting before its conclusion.

Next Board meeting will be May 9 at 600pm in the Clubhouse.

Bill motioned and Tom seconded to adjourn at 1125am. Motion passed.

Submitted by: Jim Bujouves