

**TIOA - Annual Owner's Meeting**  
**Saturday, October 26<sup>th</sup>, 2024 – 11:00 am**  
**TIOA conference room**

*Call to order: 11:46 am*

In attendance: Board members - Mike Kocon, Andy Karr, Mike Berge, Jim Pathos, Susan Wiik, Suzy Scheller.  
General Manager - Chris Hicks

Minutes recorded by Secretary – Mike Berge

**Quorum met**

The board was able to meet our new GM, Chris Hicks, and learn more about him as we begin this transition phase. Chris shared his vision for Telmark Northwoods Lodging and reiterated his strengths and attributes that will help him achieve success as our general manager. Chris's first day is scheduled for Monday, November 4<sup>th</sup>, where he will work with Mike Kocon to get up to speed. As our new GM, Chris will have the authority to handle our finances for day-to-day operations and will need to have access to our Chippewa Valley Bank account. This authorization will be granted after his start date.

The following members are to be removed from the Chippewa Valley Bank accounts: Tina Froemel and Susan Wiik

The following members are to be added to the Chippewa Valley Bank accounts: Andy Karr and Christopher Hicks.

Mike shared what progress is being made on the roofing projects and the SBA loan. It was also noted that the mice have been abnormally active and present in the condos this fall. Maintenance is working diligently to secure any potential entrances to our buildings.

Treasurer, Jim Pathos presented the budget for final review and discussion. One suggestion was that we change the way we reference transient business, to "short term stays". We also talked about finding opportunities to reduce our Norvado costs. A meeting will be scheduled with Norvado to review our options as soon as possible.

**Motion - To approve the 2025 Budget with a 10% Maintenance Fee increase and \$250/unit Special Assessment.** – Mike Berge, 2nd Suzy Scheller

*Motion carried 6-1*

*Aye – Mike Kocon, Mike Berge, Jim Pathos, Andy Karr, Suzy Scheller, John Wesolek (via email)*  
*Nay – Susan Wiik*

**Motion - To adjourn meeting** – Mike Berge, 2<sup>nd</sup> Mike Kocon

*Motion carried unanimously – by voice count*

*Meeting adjourned: 12:14 pm*