

# Eagle River Commercial Center Association

## Board Meeting Minutes

**December 17, 2025**

A meeting of the Board of Directors for the Eagle River Commercial Center Association was held on Tuesday, December 17, 2025, via ZOOM Video Conference.

**Attendance:** Dan Lambert, Hugh Schmidt, Shane Dickman, Austin Thomas, J D Werkmeister

**Others in Attendance:** David Zippie – CPA and Michael Walter – Managing Agent

**Roll Call / Quorum:** With a majority of the Board members present, a quorum was established to conduct business.

**Approval of the Board Minutes of August 27, 2025:** Hugh Schmidt made the motion to waive reading of the Minutes of the Board Meeting held August 27, 2025 and approve the Minutes as presented. Austin Thomas seconded the motion to waive reading of the Minutes and approve as presented. With a vote taken, the Minutes of the Board Meeting held on August 27, 2025, were approved with no dissenting vote cast.

**Financial Review:** Dave Zippie – CPA reviewed the financial statement for year-to-date ending November 30, 2025, with the members. Dave reported the association was currently over budget with an operating deficit of \$8,390 and an over budget deficit of \$13,139 through November 30, 2025, due primarily to the renewal of the annual insurance premium down payment that is payable on November 6, 2025. Dave reported that the insurance premium went down for the second year in a row to \$128,749 from the previous year premium of \$140,000 and expected further reduction of the premium next November at which time the association will have a clean three (3) year loss run.

**2026 Budget:** Dave Zippie – CPA presented the 2026 budget, at the same level (unchanged) from the 2025 budget. Hugh Schmidt made the motion to approve the 2026 budget. Shane Dickman seconded the motion to approve the 2026 budget and with a vote taken, the 2026 budget was approved.

**Election Year:** Michael Walter reported that the term limit for the Board members Steve Mock, Austin Thomas, and JD Werkmeister ends upon the 2025 annual meeting. Dan Lambert nominated Austin Thomas, Steve Mock, and J.D. Werkmeister to serve another three (3) year term as Board members and have their names placed on the election ballot for the 2025 annual meeting of the members. Shane Dickman seconded the nomination and with a vote taken, the names of Steve Mock, Austin Thomas, and J.D. Werkmeister will be listed on the election ballots as nominees to serve another three (3) year term as Board members. Michael Walter stated that along with the names of the nominees, association members may write in up to three (3) candidates of their choice.

**Date for the 2025 Annual Meeting: December 30, 2025**

**Adjournment:** With no further business presented, the Board meeting was adjourned.

**APPROVAL** \_\_\_\_\_