

Wilderness Park Home Owners Association
Meeting Minutes
January 13, 2024

Meeting called to order by Jeff Zabinski at 9:30 a.m.

Board Present: Jeff Zabinski, Karen Ludwig, Rob LaFleur, and Brice Grafstrom

Absent: Oscar Ehrnst, Kris Jackson, Kari Koren, Paul Albrecht, and Tom Hansen

No motions were made as there were not enough board members in attendance for a quorum.

Secretary's Report: Karen Ludwig provided minutes from the December 9, 2023, meeting to board members and attendees. A moment was provided to read through the minutes. No alterations were suggested.

Treasurer's Report: Rob LaFleur provided a reconciliation report and advised of account balances as follows:

US Bank Checking: \$24,203.68

US Bank Savings: \$120,282.96

US Bank CD \$20,105.06 (set to expire May 9, 2024)

Deposits for the month of December totaled \$2,365.94. Everything has been transferred back to QuickBooks Online to use moving forward.

Caretaker's Update: Wayne Marklowitz was unable to attend the meeting today. Glen Kastner said the interior of the entryway project is complete. Looks good.

The Christmas rain caused much of the ice on the lake to thaw, wrecking the aerator. Also, all the "thin ice" signs fell into the lake. Glen ordered two more from the DNR. They have not arrived yet. Please proceed with caution if you go out onto the ice.

Jeff Zabinski said there was a question about the building "falling over." A structure engineer came to look at the blueprint of the clubhouse and gave corrections. It is all ok. With the approval and advice of the engineer, a header will be placed where the interior wall is and that will eventually be removed as well. Regarding the permit, Wayne Marklowitz has been working with Troy from Cass County. Troy advised we could proceed with the interior construction, but the outside of the addition cannot be finalized until the County inspects and approves and until the septic system can be inspected (after spring thaw). To confirm, the "Cease and Desist" was for the outside work only. Jeff said Wayne is working with Troy to add the work necessary to repair the washout behind the clubhouse to the permit as well. Troy said the septic was last repaired in 2009.

Jeff Zabinski stated he knew we needed a permit and was trying to get things wrapped up to protect the integrity of the structure prior to winter. If you have questions/concerns, reach out to him.

Glen stated Wayne brought the snow blower to Dan Paul for repairs.

Activities Committee: No updates currently.

Road Committee: Before the roads froze, the committee tried to get them graded and smoothed out. Then it rained and messed up that plan. As in years past, the roads will be plowed if there is 4" of snow.

Self-Assessment Committee: The committee will be moving forward on this soon now that QuickBooks is up to date and running back online.

Jeff Zabinski received a message on Facebook from a member requesting documentation for the past five years including bank statements, meeting minutes, etc. Jeff replied that the request needs to be made appropriately, not through Facebook Messenger. A member can request information about the park; however, such a request needs to be properly made to the board. A member at the meeting suggested making sure the requesting party

is a park owner. Another informed us the bank account statements, etc., would need to be redacted in advance. There is an official board email, please direct questions/requests to that email address. The request would then be printed and kept on record with the requesting individual's signature for future reference.

Declarations: This committee held a zoom meeting at the end of December. They were still focusing on Section 7. They have that piece finalized and will now be moving to Sections 11 and 12 and are hoping to do another zoom meeting in January. Tom Hansen asked that the revisions be put into a whole document prior to submitting to the board. The only input the committee has received from other members was at the October meeting. The committee advised their meetings have been going well. If anyone has questions, please reach out. They have no secrets. If you would like a copy of the working document, please reach out to the board and your request will be forwarded to the committee. For reference, Section 11 relates to easements and Section 12 is compliance and remedies. This working document has not been made available online due to security concerns. The committee is working on securing a login so that it can be seen by members online. The committee is still hoping to have a final draft to send to members prior to May.

Old Business: None.

New Business/Open Forum: Brice Grafstrom purchased and donated a video camera with stand and microphone so that Josh Ostrowski can record the board meetings to post online. This equipment will be placed in the office for his use at future meetings.

Keith Monson spoke to TDS regarding the cameras. TDS advised the bandwidth at the clubhouse would have to be tripled to run cameras as discussed at the December meeting.

Glen Kastner advised he is signing up for a Supervisor position through Meadowbrook Township. His name will appear on the official ballot for the November, 2024 election. If you are a full-time resident with township voting rights, please vote for Glen. He said the park has so many members and residents he would like to be a part of the meetings so we can have a representative from the park in attendance. Glen said there are 3 openings and for sure 2 are open for this upcoming election.

Meeting adjourned 10:07 a.m.