

Wilderness Park Homeowners Association
Non-Meeting Update
February 6, 2021

Board Present: Jeff Zabinski, Gina Libbesmeier, Karen Ludwig, Roger Cummings, and Jeff Finch
Absent: Robyn Willette, Tom Hansen, Katie Lewis, Paul Albrecht

A meeting was not officially held as not enough board members were present. However, please see the following update.

Gina Libbesmeier informed bank balances are as follows:

US Bank Checking: \$110,952.14
US Bank Savings: \$13,826.13
US Bank CD: \$20,211.83
First Resource Bank CD: \$11,905.69

- Deposits for January were \$2,470.78. Gina transferred \$50,000.00 from checking to savings for safety purposes. The board discussed not holding so many funds in the checking account as a savings account is more secure. This will be reflected on the bank statements for next month.
- Expenditures for the month included payment to the park's Accountant, Cindy McWilliams of \$245.50 and \$400.00 Nanik for plowing in January, among regular costs such as utilities, etc.
- Representatives from Cass County Environmental Services had planned to attend today but informed on Thursday that they would not be able to attend.
- Gina crunched some numbers and reported that there were \$132,648.67 this fiscal year-to-date (August 1, 2020 – February 5, 2021) in deposits; \$2,227.64 of which is allocated funds from the Activities Committee. Gina indicated a total of \$139,693.65 was billed out for dues in 2020. Budget spent year-to-date was \$50,820.69. What remains is \$82,072.25 to get us through to July 31, 2021. If we stay within our budget, we should have \$30,357.67 excess at yearend. This dollar amount is primarily from sale of lots and receipt of past dues that were paid. The amount of \$7,044.98 remains to be paid from what we billed out in 2020. The amount of \$12,201.62 remains from dues owing from past years. These numbers reflect great progress from previous years. Thank you to all members for working with Gina to get your dues paid.
- Jeff Zabinski asked Jeff Finch to be on the road committee as he lives in the park and can provide another set of eyes that are here in the park to report any issues. He accepted.
- Gwen Anderson from Jeddloh & Snyder was retained and provided information to give a second opinion on whether or not the ski hill can be sold. She informed she'll try to get a letter to us prior to the March meeting.
- The clubhouse will continue to remain closed until its warmer outside. We will reassess opening at the March meeting.
- The caretaker, Tim Brix will be at the April meeting to go over a plan for spring/summer.
- We talked about getting the lawnmower, etc. ready for spring. Jeff Finch offered to take a look at the lawn mower to clean out air filters, etc. in the months to come.
- There was consideration for a conditional use permit for the park. We will be looking into that. If approved, this variance would go with the land and not be needed individually. Will keep you informed as this proceeds (only affects members owning lake property.)