

Wilderness Park Home Owners Association
Meeting Minutes
February 10, 2024

Meeting called to order by Tom Hansen at 9:36 a.m.

Board Present: Tom Hansen, Karen Ludwig, Rob LaFleur, Kris Jackson, and Paul Albrecht
Absent: Jeff Zabinski, Oscar Ehrnst, Brice Graftstrom, and Kari Koren

Secretary's Report: Karen Ludwig provided minutes from the January, 2024, meeting to board members and attendees. A moment was provided to read through the minutes. No alterations were requested. Paul Albrecht made a motion to approve December, 2023 and January, 2024 minutes; Rob LaFleur seconded; motion carried. Kris Jackson made a motion to approve January, 2024 minutes; Rob LaFleur seconded; motion carried.

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

US Bank Checking: \$20,477.79
US Bank Savings: \$120,287.89
US Bank CD \$20,155.98 (set to expire May 9, 2024)

Deposits for the month of January totaled \$2,617.00. We will have to address the CD as it nears May. Karen Ludwig made a motion to approve the treasurer's report; Paul Albrecht seconded; motion carried.

Caretaker's Update: Wayne Marklowitz and Glen Kastner were both in attendance. Glen has been struggling with the aerator. With no snow the thin ice signs will not stand in place and continue to tip over. Glen said some electrical work needs to be done in the pool shed before spring to fix the outlet that the water heater plugs into. This will be addressed in the spring by the electrical contractor. Glen stated he met with the state inspectors about the construction at the clubhouse. Wayne informed he has been working with an individual with the DNR to get approval to remove a couple dead trees near the lake. He's still waiting to hear from that individual.

Activities Committee: No updates currently.

Road Committee: Dan Paul spoke on behalf of the committee. He said the frost came out of the roads, then it rained, and then froze again so the roads are not great. Unfortunately, they cannot be graded at this time. Tom Hansen said he still has not heard anything from Engberg Logging. He called to check in about a month ago and was informed the park project is still in their schedule. Dan Paul said they most likely won't bring their equipment in the park if the roads are soft.

Self-Assessment Committee. The committee has not met much this winter. The team talked after the last meeting and will be moving forward. The committee members include Kelly Daniels, Laura Kerfeld, Kris Jackson and Rob LaFleur.

Declarations: This committee met at the end of December and have been unable to meet since. The committee has completed Section 7 and is planning to work on Sections 11 and 12 next. After the January meeting, a member requested to view the changes to date and it was sent to that member. If you are interested in seeing the alterations, please send an email to the board through the website and it will be forwarded to the committee to respond. The committee is planning to have another Zoom meeting prior to the March meeting.

Member's Address:

Toni Diede: *Did we get retainer back and fire the attorney?* No. The attorney was not yet fired and the retainer was not yet refunded. At the time we are ready for attorney involvement, this will be addressed. The motion from previous minutes was to fire the attorney and request a refund of the retainer when a suspension letter was received or the board received correspondence from the attorney. No correspondence was received to date.

What budget are we working off of since the annual budget was not approved at the annual meeting? Kris Jackson informed she believed the budget was approved after the annual meeting, possibly at the September meeting.

What are the 3 large beams in the entryway that are stained being used for? Wayne Marklowitz informed the original intention was for them to be used as headers.

Lori Musolf: Feels two minutes is not enough to state what she needs to say, but very quickly said a lot. She made mention of her new Facebook Page WP Development Owners and Residents. If you follow her page, she will address various concerns she has relating to the clubhouse, the board, park membership, and why she sought state intervention. She is asking that her data request, which is submitted today to the board be complied within 30 days. A copy is attached.

David Dannheim: Spoke on behalf of Cara Ballantine and the activities committee. David expressed that Cara would like the board to come up with a way for her to conduct activities without having cash on hand. She has receipts in the box showing what funds have been spent on supplies, but she'd like a way for the board to confirm and approve everything. Rob LaFleur suggested two-person accountability where at least two individuals meet and conduct a monthly reconciliation of the activities committee cash box. He's willing to be a part of that.

Wayne Marklowitz: Has received questions from people looking into potential lots for sale that are owned by the park. Karen Ludwig informed there have been other individuals in the park asking that of her also. It would depend on the particular lot. The lots Karen has looked up state that they are "assessed elsewhere" on the tax statement. Cass County informed some lots that are owned by the park have been attached to an Outlot for tax purposes and/or may possibly be platted as designated wetland for a particular addition. The board is not aware of any lots that are available for sale at this time.

Kris Rosten: He and his wife are new to the park. *Is the pool going to be open this summer?* The pool is open Memorial Day – Labor Day.

Is there are gravel pit or somewhere where he can get dirt from? The gravel out the back gate that Kris was referred to is not part of the park, but another member informed they purchased gravel from this place and suggested it doesn't hurt to stop by and ask.

What is done with abandoned properties in the park? Some of these places have owners that have passed away. Some of these properties are in probate. The board does pay attention to these properties; however, there isn't a whole lot that can be done.

Lisa Asperheim: *Why was there a stop work order?* A permit was not timely obtained as actions were taken to close up the clubhouse prior to winter.

When will the members be informed? Who is responsible for the fine? These questions will be answered and posted in the minutes once known. Wayne Marklowitz informed he has been working with Jeff Zabinski and been in contact with the County. Wayne informed a variance and building permit need to be obtained. For a reference on a timeline, these questions will not be answered until spring thaw when a septic inspection can be completed. A septic inspection needs to be completed in order to obtain a building permit and move on.

Old Business: None.

New Business/Open Forum:

Tom Hansen spoke about some of the statements and procedures the board is going through. He wanted to reference the website states the park is "renting" the clubhouse. Tom made a motion to remove this statement from the website as the park does not rent out the clubhouse publicly. The clubhouse is private and only available for use by park members.

Kris Jackson made a motion to adjourn at 10:29 a.m.; Paul Albrecht seconded; motion carried.

DATA REQUEST
WILDERNESS PARK
HOMEOWNER'S ASSOCIATION
8193 Meadow Lake Rd SW
Motley, MN 56466

2-10-2024

1. All emails and text messages between the board discussing Wilderness Park Homeowners Association for the last year, including votes taken by board members.
2. Copies of all Wilderness Park Homeowners checks that were cashed by the bank/banks for the last year.
3. The updated budget that was due in September 2023
4. Copies of the voting register that show who voted in the last 5 years at the annual meetings.
5. Name and contact information for the attorney for the Wilderness Park Board.
6. Tax returns for the last 5 years.
7. Structural Engineers report and copy of the invoice and any documents from the engineer, the one referenced in the January 2024 meeting minutes.

Please provide hard copies or email these copies to almusolf@gmail.com.

I will expect to receive these within the next 30 days.

Thanks,

Lori Musolf

8446 Arrow Dr SW

Motley, MN 56466

