

**Wilderness Park Homeowners Association
Monthly Meeting Minutes
March 5, 2022**

Meeting called to order by Jeff Zabinski at 9:31 a.m.

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

Absent: None.

Secretary Report: Minutes from the February, 2022 meeting were made available by Karen Ludwig to board members and attendees. A moment was provided to read through the minutes. Jeff Finch made a motion to approve the meeting minutes; Tom Hansen seconded; motion carried.

Treasurer's Report: Gina Libbesmeier provided a reconciliation report dated February 28, 2022. Gina reported:

Balances:

US Bank Checking: \$36,686.57

US Bank Savings: \$133,833.14

US Bank CD: \$20,232.06

First Resource Bank CD: \$11,919.04

Jeff Zabinski, Tom Hansen and Gina Libbesmeier met with US Bank representatives to remove Robyn and add Tom as a signer to the account. As in the past, for safety, \$70,000 was transferred from checking to savings. Deposits for the month totaled \$893.40. Normal monthly expenses were paid for the month including \$4,200 to plow the road twice during that February snow storm. Gina informed she ordered more checks. She also reported there are approximately \$32,000 left in unpaid dues. Please keep in mind some of this amount is from years and years of past dues or dues on bad lots.

Paul Albrecht made a motion to approve the treasurer's report; Oscar Ehrnst seconded; motion carried.

Caretaker's Update: Glen Kastner informed there has not been much going on over the winter months. He comes to the clubhouse once or twice a week to check on things and clean. There have been no issues with pipes freezing up so the insulation done this past Fall did the trick.

Glen said the truck tires still need to be repaired or replaced. One is flat and the spare has a 2" diameter hole in it. Gina reached out to her father-in-law about tires as mentioned at a prior meeting. He said it would be around \$800 for a new set of tires. This truck was purchased for \$1,000, so it was decided to just fix those two tires. A check was provided to Glen to get those tires fixed. In the meantime, Donald Mages informed he has two used tires on rims he'd be willing to donate. A board member will check after the meeting to see if those tires will work. Free is always nice. Thank you!

Jeff Finch said he will need to get new quotes for lawn mowers/tractors. He had gotten quotes for John Deere and Simplicity some time ago. He said he'd provide them at the next meeting, but thought a new machine would be approximately \$10,000. He looked at the lawn mower and it appears the steering shaft needs to be taken out to see if it is striped. He thinks the steering shaft alone would cost approximately \$500. Dan Paul said there are places in Staples that carry Cub Cadet and Husqvarna.

Gina will make a list and order spring supplies as far as toiletries, etc.

Glen Kastner said he was going to take the cans in a truck full at a time. He would like to spend the cash that he gets to buy tools for the park. He said we could use a Skill Saw and some other tools. The board members

approved. Jeff Zabinski said he'll also check to see if there are any tools he can donate as the company he works for switched over from 18-volt to 20-volt. Jeff also suggested if more tools are needed, it may make sense for the park to just buy a whole new set of cordless tools.

Glen said there is still one bag of softener salt left and three bags in the shed. Gina suggested keeping the softener salt in the utility room rather than in the shed so the caretaker doesn't have to haul the bags from the shed every time the softener needs to be filled.

Tom Hansen asked why there was water on the floor a couple weeks ago. He said the softener hose just came out of the drain. Glen said it had to be the backflush because it even seeped under the wall. He has been watching to make sure the hose stays put and will check to see if a zip-tie can be put in to hold the hose in place.

Glen said the snowblower will need some maintenance before next winter. He said he's been having to run the snowblower with the choke $\frac{3}{4}$ on and said it seems like the carburetor is gummed up. It will need a new carburetor at some point.

Activities Committee: Jeff Finch will be reaching out to Keith Monson to put the activity schedule for the summer months on the website. Watch for updates.

Road Committee: The road committee met this morning. They have a plan. Last spring there were issues when roads began to thaw and heave that they would like to eliminate before they happen this year. Franz hauled in rocks where there were frost boils last year (like on Iroquis and Black Bear). Jeff Zabinski asked for permission to have Franz haul in rocks and hire Dan Paul to spread the rocks out and pound them in so Franz doesn't have to make two trips to haul equipment in too. Dan Paul informed he would help if Jeff asks him to do so and he charges \$90/hour. Jeff Zabinski said he will take action with the road committee's budget but if there would be a bigger problem that would cost over \$1,000 (for anyone to fix) the road committee will look for the board to vote on repair prior, unless it is an emergency situation like when Valley caved in.

The road committee's 2-year contract with Nanik is up this year so bid letters will be sent out. Dan Paul said if anyone knows of a company to send a bid letter to, please inform as in years past, no other company was interested and/or submitted a bid. Tom Hansen said if we could get a good layer of gravel on most of the roads, to eliminate rocks coming out, maybe more contractors would be interested in putting in a bid.

Tom Hansen wanted to thank who ever plowed snow when we got the last 11". The roads are in good condition.

Please check road restrictions and try to limit heavy loads coming through the park during the spring thaw. If you are planning a big project and need to bring in equipment, please be aware of softening roads.

The road committee plans to meet monthly until June.

Bylaws Committee: Tom Hansen said the committee did not meet last month due to conflicting schedules, vacations, etc. and did not meet today as interviews for the caretaker position will be held after the meeting today.

Water Access Committee: Katie Lewis said they were going to meet today but no one could make it. Katie said they have been talking about doing a "state-park" style option as it would be the best option with the least cost to the park. Jeff Zabinski said it was explained to him this option would be a valve that water only comes out if you hold the valve open to limit the amount taken.

Old Business:

Caretaker Position. We have one application and no word from any other candidates. Tom Hansen suggested since we only have one applicant, we should promote outside of the park or run an ad. Katie Lewis suggested posting the position at the gas station in Leader. Katie will make a flyer to hang there.

Oscar Ehrnst informed he has spoken to an individual in the park who is willing to get a pool license and shut down the pool as a good-will offering with no cost to the park. This would make the new caretaker position a little easier to manage. The pool is open from 10:00 a.m. to 8:00 p.m. No caretaker could be here 10 hours a day, 7 days per week. That was the purpose for bringing Glen on. We are going to fill the caretaker position first and look into this. Tom Hansen made a motion to pay for this individual to get a pool license at such time as classes are planned for the new caretaker so that we have a backup person. Roger Cummings seconded. Motion carried. Gina said classes are only offered at certain times. It would be best to hire a full-time caretaker and have that individual, and any others, attend the class together.

Pool Repairs. Jeff Zabinski spoke to an employee of Ament Pools and Spas in St. Cloud who advised they would be willing to come out and provide a quote for repairs once some of the snow has melted.

Landscaping. Karen Ludwig spoke to Leroy, the owner of Nature's View Landscaping, Inc. of Waite Park, Minnesota. Leroy said he'd be interested and willing to come look at the landscape and give us a quote once more of the snow melts.

Dan Paul has someone interested as well. Tom Hansen will put together a list of what exactly we are looking to be repaired so that any board member/member looking to get a quote is asking for the same thing. Tom Hansen will email this to the board and someone can get a copy to Dan Paul.

Beaver Issue. Tom Hansen talked to the trapper and we are still on his list but he hasn't had an opportunity to come to the park yet. Tom said he can trap them all year round since they are considered nuisance beaver so there is no timeline or season for trapping.

New Business/Open Forum:

Jeff Zabinski and Paul Albrecht are planning an ATV class (or two in one day) before Memorial Day. They would like to get a date scheduled before the pool is open and the parking lot is heavily used as they need to close off the parking lot for the classes. Jeff and Paul will determine a date. Watch for more information.

Gina said if anyone comes across bathroom stalls at a jobsite that are going to be demolished, the stalls in the bathrooms are getting run down and will need to be replaced in the near future.

Glen Kastner mentioned there is a group of teenage girls that keep going into the women's room, locking the stall doors and crawling underneath. Please talk to your children to remind them to act with appropriate behavior.

Jeff Zabinski said the dead oak tree by the culvert at the ATV parking lot was approved to be removed. Jeff said he may have someone interested in taking that tree down. If you see this tree removed, don't be alarmed. The park has approval/permission for its removal.

Jeff Zabinski would like to set up a weekend to set up poles and get flags to finish the new memorial at the front gate. Jeff Z. talked about having a flag-raising ceremony. Jeff Z. would like to reach out to area VFW's or Legions to see if any veterans would like to attend. If there are veterans in the park interested, please contact Jeff Zabinski. Jeff Finch asked that he be informed so he will plan food at the clubhouse for after.

Jeff Finch's background check came back and he was given keys to the office. Paul Albrecht made a motion to adjourn at 10:55 a.m.; Gina Libbesmesier seconded; meeting adjourned.