

**Wilderness Park Home Owners Association  
Monthly Meeting Minutes  
March 4, 2023**

Meeting called to order by Tom Hansen at 9:31 a.m.

**Board Present:** Tom Hansen, Karen Ludwig, Roger Cummings, Jeff Finch, Kris Jackson, and Paul Albrecht

Absent: Jeff Zabinski, Oscar Ehrnst, and Kari Koren

**Secretary's Report:** Karen Ludwig provided minutes from the February, 2023 meeting to board members and attendees. A moment was provided to read through the minutes. Jeff Finch made a motion to approve the meeting minutes; Roger Cummings seconded; all in favor, motion carried.

**Treasurer's Report:** Kris Jackson reported bank balances as follows:

**Balances:**

US Bank Checking: \$44,933.77

US Bank Savings: \$123,843.67

US Bank CD: \$20,243.78

First Resource Bank CD: \$11,941.44

Kris is still getting accustomed to the online version of QuickBooks; therefore, no reconciliation report was provided at this meeting. Kris assured the board is working together to cover the bookkeeping duties.

Karen Ludwig informed she took over working with the bank to set up a "pay now" link to be added to the website for online payments. She is still working through the set-up process; however, this should be an option by the time invoices are sent out this summer.

Roger Cummings made a motion to approve the treasurer's report; Jeff Finch seconded; all in favor, motion carried.

**Caretaker's Update:** Glen Kastner informed not much happens to report during the winter. He's been shoveling snow. The aerator is still working. Glen is cleaning the bathrooms once a week and coming down regularly to check on things. Glen informed the snowblower still needs a carburetor but works on half choke.

**Activities Committee:** Jeff Finch advised all activities continue to be on hold for the winter months. He's planning to meet with other members of the committee to plan for summer events. There will still be park clean up and dumpsters the first weekend of June (June 3 and 4). Paul Albrecht informed he believed he and Jeff Zabinski will hold ATV classes again this summer but a date has not yet been determined.

**Road Committee:** Dan Paul informed he's been trying to get bids to clean ditches. Honer Excavating, Jim Long, and Ideal Construction informed they'd be interested in providing a bid. Dan informed he and Jeff Zabinski have been communicating with regard to obtaining bids for a new two-year term for grading and plowing. Glen Young informed he's been in contact with Jeff and working on getting bids also. The committee will be meeting next month to put together a plan.

**Bylaws Committee:** Shawda Prigelmeier informed the Declarations are ready to go to the lawyer. The committee is still working on the Bylaws. The committee is meeting with the lawyer March 10<sup>th</sup>.

## **Old Business:**

Bookkeeper. Gina Libbesmeier has resigned and informed the board she no longer wishes to continue as bookkeeper. Kris Jackson and other board members are working together to take on these duties; however, the board is still seeking to hire an individual to take this role. Please reach out to a board member if you are interested and/or to review of the list of duties Gina Libbesmeier prepared. The board is looking for someone to work an average of 10-15 hours per week.

CD Renewal. Gina Libbesmeier found a CD with a 4% rate rather than the 0.01 rate we had. Tom Hansen advised he and Jeff Zabinski signed to renew/transfer the US Bank CD with the current higher rate for 15 months. The First Resource Bank CD matures April 20, 2023. This is still in Vicki Mattson's name and she has reached out to the bank to have this transferred over. The First Resource Bank CD has a return rate of 0.15. Discussion was had on what to do with this CD. Glen Young suggested the CD not be renewed, but placed in the savings account to invest in a CD or account with a higher return. Jeff Finch made a motion to close this CD, put the funds into the park's savings account, and research a better money-making option for those funds; Roger Cummings seconded; all in favor, motion carried.

Landscaping Project. This project continues to be on hold for winter. The board is trying to lump the remainder of the cement work and landscaping in with the pool repairs. Wayne Marklowitz said he knows a contractor that would be interested in putting in a bid for any final construction work needed for the front/main entrance.

Glen Young suggested adding flashing and tin under the deck to revert the water or snow melt from building ice up on the cement outside the lake door.

Pool Repair. Glen Kastner spoke to Derek Payonk and put together a quote for pool repairs. He informed the paint for the pool is \$135 per gallon (\$1,080 plus \$340 labor at Wayne and Glen's hourly rate), skimmers (\$1,250), and tile (\$3,500), including labor for \$6,170.00. This quote does not include the concrete that would need to be replaced around the skimmers. Roger Cummings informed he realizes there is more to the pool repairs (gate, shed, shower); however, Roger made a motion to move forward with this part of the repairs for now; Kris Jackson seconded; all in favor, motion carried.

Bathroom Repairs. Wayne Marklowitz provided a bid of \$3,676 plus \$1,500 labor for a total of \$5,176.00 for four new showers, faucets, drains, exhaust fans, door locks, sheetrock, hinges, etc. Jeff Zabinski agreed to wrap ½" 4' x 8' foam boards in stainless steel for dividers as Wayne could not find any type of dividers in stock. He informed there could be additional costs depending on what they uncover during these repairs. Paul Albrecht suggested trying to tie in the fans to the occupancy sensor so the fans stay on when the lights are on. Roger Cummings made a motion to approve \$6,000.00 for the shower/bathroom remodel; Jeff Finch seconded; all in favor, motion carried.

## **New Business/Open Forum:**

Overhanging Trees. Tom Hansen said Oscar Ehrnst expressed concerns at the end of the last meeting about the amount of trees still hanging into the roadways. Tom informed he noticed some have relaxed and begun to lift. Glen Young said this is something the road committee will have to address upon spring thaw.

Doreen Mages suggested the board use social media or signage to inform members to assist and take care of overhanging trees on their own property (if capable).

Jeff Finch made a motion to adjourn at 10:49 a.m.; Kris Jackson seconded; all in favor, meeting adjourned.