

**Wilderness Park Homeowners Association**  
**Monthly Meeting Minutes**  
**April 2, 2022**

Meeting called to order by Jeff Zabinski at 9:32 a.m.

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

Absent: Jeff Finch

**Secretary Report:** Karen Ludwig provided minutes from the March, 2022 meeting to board members and attendees. A moment was provided to read through the minutes. Roger Cummings made a motion to approve the meeting minutes; Paul Albrecht seconded; motion carried.

**Treasurer's Report:** Gina Libbesmeier provided a reconciliation report dated April 1, 2022. Gina reported:

**Balances:**

US Bank Checking: \$33,695.12

US Bank Savings: \$133,834.12

US Bank CD: \$20,232.06

First Resource Bank CD: \$11,923.55

Deposits for the month totaled \$912.00. Gina indicated she will be calling people with past dues prior to the end of this fiscal year. She will also be reaching out to members who have dues owing for several years to place liens on their property. There is currently \$26,056.92 in past dues; with an additional \$37,000.00 estimated on bad lots and dues owing from years past.

Gina cleaned the clubhouse and sprayed for bugs yesterday. The Asian beetles have infested the clubhouse. A member indicated that another member working in pest control is hoping to come spray the clubhouse by the end of April.

Karen Ludwig made a motion to approve the treasurer's report; Roger Cummings seconded; motion carried.

**Caretaker's Update:** Glen Kastner informed Dan Paul repaired the lawnmower – steering, hood, sharpened blades, ball joint, oil change/filter, etc. He informed the lawnmower is missing an air filter. The housing is there, but not the filter.

Donald Mages has tires for the park truck. He'll bring them over and help Glen replace them after the meeting today. Glen said he'll put the battery back in the truck after the snow is gone.

Dan Paul said members should keep their eyes open for an overhead garage door opener for the shed door. You almost have to dig the ground out/ice away every time you open the door.

Glen Kastner went out on the lake on one of the recent warmer days to take the aerator signs out. Roger Cummings motioned to accept the caretaker's report; Gina Libbesmeier seconded; motion carried.

**Activities Committee:** Jeff Finch provided a preliminary list of summer activities. See attached.

**Road Committee:** Bid letters were sent and the committee will meet before the May meeting to review bids and bring them before the board. Jeff Finch provided the following quote from Rods Excavating of Little Falls. Jeff Zabinski got prices from Shrupp Excavating as well.

**Bylaws Committee:** Tom Hansen informed the members have been unable to meet. They are hoping to meet later in April if they can. Tom informed the committee is now only three members who are still meeting to try to finalize matter.

**Water Access Committee:** Katie Lewis said the committee has a proposal put together. Once all committee members approve, there are three options that will be presented to the board.

**Old Business:**

Caretaker Position. There is an interview after the meeting today and will still accept applications.

Pool Repairs. Jeff Zabinski has to get pool information to Ament so they can begin to put together a quote. Glen informed he wants to meet with the personal from Ament when they come up to look at the pool.

Landscaping. Tom Hansen wrote up two options and presented them to the board. The board will be looking for companies to come provide a quote once the snow is gone. Tom called a rain gutter company for information and they informed there are concerns about the water run-off freezing under the ground. He believes that option 2 (a one-drain system connecting all downspouts) with the water coming out into the grass would be the better option.

Will need an estimate for new gutters too. Jeff Zabinski said he may know someone who could provide a quote. Tom Hansen said he called five companies. Two returned his call. One was booked out to spring of 2023.

Paul Albrecht is planning to work on electrical at the same time and install the yard lights he got last summer. Will need underground conduit and he knows of other materials needed.

Tom Hansen wanted to reiterate this landscaping project is being explored to stop the water erosion and stop the water from coming into the clubhouse. If this problem is ignored much longer, it will just be a bigger problem in the future.

Beaver Issue. Tom Hansen said he called and the trapper has not come in to trap the beaver yet. He will follow-up.

**New Business/Open Forum:**

On May 7<sup>th</sup> ATV classes will be held at 9:00 a.m. and noon. Classroom time will be in the clubhouse in addition to the meeting being held. Jeff Zabinski and Paul Albrecht will not be in attendance at the May meeting and the parking lot will be closed that day. Jeff and Paul could use some extra help to set up for the ATV class and help out the kids.

After the last class, around 2:00 or 3:00 p.m., Jeff Zabinski would like volunteers to get the flagpoles set up by the front gate. Jeff has all the flagpoles and pulleys. He just needs flags. American flag should be 4' x 6' and the remaining flags should be 3' x 5'. Jeff is still planning on a flag-raising ceremony over Memorial Day Weekend. If there are any veterans in the park who would want to come, we'd love to have you. Watch the website for more information.

Jeff Zabinski provided a quote from Nelson Sanitation and Rental for summer pumping and port-a-potty rental for the summer. See attached.

Please note it is tornado awareness week so Paul Albrecht will be testing the siren today. Karen Ludwig made a motion to adjourn at 10:35 a.m.; Tom Hansen seconded; meeting adjourned.

## Activities

### **May 7<sup>th</sup> 2022:**

ATV Classes at 9:00 a.m. and Noon

### **May 28th 2022:**

Pancake breakfast 6am to 10am

\$5.00 a plate; includes unlimited pancakes and 3 sausage links.

### **June 4th 2022:**

Spring clean-up day and lunch.

### **June 18th 2022:**

Spring ATV ride, permitting the trails are open. Leave the clubhouse at 10am.

Spaghetti feed to follow shortly after returning.

\$5.00 per plate; includes spaghetti and garlic bread.

### **July 2nd 2022:**

Park day; bags, BBQ rib competition (if enough people interested) otherwise free will BBQ pulled pork sandwiches. Kid games.

\*\*\* Tents and bounce house if funds permit.

### **July 22nd 2022:**

Ice cream social 6pm to 8pm.

### **August 13th 2022:**

Taco bar and bonfire.

### **September 3rd 2022:**

End of summer bash. Build your own burger and games.

### **October 15th 2022:**

Fall ATV classic and potluck (everyone is invited).

### **October 29th 2022:**

Kids Halloween party; prizes for costumes, pumpkin carving, games (parents must supervise).

### **November 19th 2022:**

First annual chili cook-off (traveling trophy will be the prize).



03/30/2022

### **Members of Wilderness Park**

1. To rent a standard portable restroom from Nelson Sanitation & Rental Inc.

\$105.00 per unit plus tax per month plus delivery fee of \$30.00 plus tax.

With the rental it includes a weekly pumping of tank, cleaning of unit, and restocking of tissue paper and making sure antibacterial hand sanitizer is stocked.

2. To service the portable restroom (owned by customer) \$50.00 per service.
3. Pump out camper (on route while Nelson Sanitation & Rental Inc.) it is \$50.00 per pump.

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