

**Wilderness Park Home Owners Association
Monthly Meeting Minutes
April 1, 2023**

Meeting called to order by Jeff Zabinski at 9:33 a.m.

Board Present: Jeff Zabinski, Tom Hansen, Karen Ludwig, Kris Jackson, and Oscar Ehrnst

Absent: Roger Cummings, Jeff Finch, Paul Albrecht, and Kari Koren

Secretary's Report: Karen Ludwig provided minutes from the March, 2023 meeting to board members and attendees. A moment was provided to read through the minutes. Karen Ludwig informed the application process to establish online payments is finalized. Keith Monson is working on adding an online payment link to the website. There are processing fees that go along with any payments by card. The park decided to utilize a Credit Card Cost Control program so that online payments will be free to the park; however, a member choosing to pay through this option will be assessed a fee. Depending on the type of card used, this fee could be 3% or 1% + \$0.25. The link for online payments can be found under the Resources Tab on the park's website. Tom Hanson made a motion to approve the meeting minutes; Oscar Ehrnst seconded; all in favor, motion carried.

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

Balances:

US Bank Checking: \$43,447.27

US Bank Savings: \$98,846.21

US Bank CD: \$19,658.65

First Resource Bank CD: \$11,819.73

Normal monthly expenses were paid. Kris Jackson was unable to provide a reconciliation report as today is April 1st and the statements did not yet generate with the bank. Karen Ludwig made a motion to approve the treasurer's report; Tom Hanson seconded; all in favor, motion carried.

Caretaker's Update: Glen Kastner said the controller went down on the heater downstairs. He is going to reach out to Paul Albrecht to help fix it. Wayne Marklowitz informed they will start working on the bathroom remodel after Easter. Wayne asked to get a price on a dumpster for the debris. Road restrictions were a concern as well. Wayne informed he'll call for a price. Oscar Ehrnst said Wayne could borrow his enclosed trailer to keep building materials in. Wayne also informed the dead trees around the lake need to come down before ice thaws also.

Activities Committee: Jeff Finch was unable to attend the meeting. He is still planning on park clean-up/dumpsters the first weekend of June (June 3 and 4). If you are available and willing to help, contact Jeff to volunteer. Jeff Zabinski informed he will be in contact with Paul Albrecht to try to coordinate an ATV class before Memorial Day. Lori Musolf is working on coordinating the CPR class too.

Road Committee: The road committee is meeting today. **Dan Paul said to drive carefully if you leave the park out the East gate. There is a culvert that is caving in after the first sharp turn.** He has called the Township/County to inform.

Bylaws Committee: Shawda Prigelmeier informed the committee met with the lawyer. The lawyer provided suggestions and the committee is working with him to create a plan to move forward.

Old Business: Clubhouse/Front Entry – the board has been in discussions to decide on materials and aesthetics for the entryway. The plan is to increase the roofline and enclose the entry to accommodate the front door, 2' x 6' walls, knotty pine inside. We are now looking for bids. If you know any contractors who would like to provide

a bid, please reach out to a board member with that person's contact information. The board is still looking for bids for the concrete.

Jeff Zabinski is working with Vicki Mattson to close out the First Resource Bank CD as addressed at the March meeting.

New Business/Open Forum: Jeff Jordan requested talking about turning the park into its own Township. Discussions were had about this and determined having the neighboring Township taking over has already been explored and cannot happen with our roads in the condition that they are in. Jeff Jordan said in a couple years when he retires and becomes a full-time resident of the park, he may start a committee. If anyone is interested in this committee, plan to meet Jeff Jordan at the next monthly board meeting to discuss further.

Tom Hansen made a motion to adjourn at 10:35 a.m.; Kris Jackson seconded; all in favor, meeting adjourned.