

Wilderness Park Home Owners Association
Meeting Minutes
April 13, 2024

Meeting called to order by Jeff Zabinski at 9:35 a.m.

Board Present: Jeff Zabinski, Oscar Ehrnst, Brice Graftstrom, Karen Ludwig, Rob LaFleur, Paul Albrecht, and Kari Koren

Absent: Tom Hansen and Kris Jackson

Sergeant of Arms: Kevin Zabinski

Secretary's Report: Karen Ludwig provided minutes from the March, 2024, meeting to board members and attendees. A moment was provided to read through the minutes. No alterations were requested. Oscar Ehrnst made a motion to approve the minutes; Kari Koren seconded; motion carried.

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

US Bank Checking: \$16,242.05

US Bank Savings: \$120,297.74

US Bank CD \$20,254.69

Rob noted the US Bank CD expires May 9, 2024. The current interest rate for this CD is 3.92%. The board will be looking into interest rates and options for renewal.

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

Caretaker's Update: Wayne Marklowitz and Glen Kastner were both in attendance. Glen said a stop sign is down on Poplar and Eastgate. They will repair. In the meantime, be cautious at this intersection.

Wayne said the ground thawed enough to get septic inspection. The septic tanks and drain field passed. The tanks were pumped also. The permit variance and shoreline alteration permits can now be mailed. The deadline for the variance application is April 19th. The committee will come out to inspect on May 13th to confirm the sketch on the application matches actual property. Once the committee approves the variance, the board can continue with contractors to finalize the work at the clubhouse.

Wayne and Glen will be draining the pool as soon as they can and repainting the black lines (the blue was repainted last fall). Glen also said the electrical outlet for the pump is not operational. Jeff Zabinski said he'll have the electrician fix it when at the clubhouse for other work.

Discussions Between Board Members: Nothing additional to discuss.

Activities Committee: No updates currently.

Road Committee: Jeff Zabinski informed the committee met. They will be sending out bids to get prices for gravel. As the roads thaw, if any issues are discovered, please inform the board.

Declarations Committee: Kelly Daniels addressed the room. He informed the initial draft was completed and provided to the board this week. If anyone wants a copy, please email the park and the committee will send you a link to review the document. Toni Diede informed they are going to start working on the Bylaws as a group next. If you have any input, please also email the park to share any thoughts. Those emails will be sent to the committee. Laura Kerfeld wanted to advise that there were a couple portions of the Declarations that the committee wants an attorney's input on so there may still be minor alterations. Many thanks were extended to the committee members for their countless hours and research. The gift of their time is greatly appreciated.

Member's Address:

Kelly Daniels. Kelly informed a couple of members are looking to drill a well. He believes since there is a trip charge, if they can get a couple others in the park to drill at the same time, a drilling company may give a discount. Brice Graftstrom informed he reached out to a couple companies last year and this was the case. If you are interested or planning to drill a well this spring/summer, email the park and it will be forwarded to Brice and Kelly.

Engberg Logging. A member asked about trimming of trees. It is our belief Engberg Logging is still coming in, but they have not given the park a definitive date at this time.

Ted Munger. Ted informed he works with the Teen Challenge Program out of Brainerd. He is working with Sam Anderson. He informed he could coordinate having them come in to remove trees, brush at no charge. The only stipulation is that they keep the wood from the trees they cut to sell and create funds to maintain and support the program. Jeff Zabinski asked that Ted stick around to talk about more details and expectations after the meeting.

Mike Kerfeld. Informed he would like some type of barrier between the men's bathroom and the utility sink so people filling jugs cannot see into the men's bathroom. The caretakers will install a curtain.

Old Business:

Leigh Blonigen. Leigh informed the beach blanket proposed at the March meeting would be installed at Birch Park as there is a larger area of level ground. Leigh Informed provided a list of volunteers willing to assist, monitor, and maintain this area. A member had concerns about parking. Wayne Marklowitz suggested removal of some brush near the road for safer parking. Brice Graftstrom made a motion to approve the installation of a beach blanket with DNR approval and guidelines followed; Kari Koren seconded; all approved; motion carried.

Birch Park Trees. The marked dead trees that were approved for removal have been removed from Birch Park. Wayne Marklowitz informed he spoke to a nursery to find out what trees are best to plant near a lake and is working on getting numbers together for planting of new trees as required. Toni Diede made a suggestion of a place to contact for discounted trees. Wayne asked that she speak to him more after the meeting with details. Oscar Ehrnst made a motion to spend \$2,000 on 15 trees for Birch Park; Brice Graftstrom seconded; all in favor; motion carried.

New Business/Open Forum:

Dock Installation. Wayne Marklowitz spoke on behalf of John Orth. He informed John is looking for assistance installing the dock. Generally, it is installed the weekend before Memorial Day. This year he may try sooner. If you are willing to assist, please reach out to Wayne. He will be point of contact for this project.

Park Cleanup / Dumpster Day. The park will be planning a clean up day with dumpsters again this year to be held on June 1, 2024. There will be 3 – 40 yard dumpsters again. Jeff Zabinski suggested reaching out to a place in Brainerd that can bring metal recycling dumpsters so the park can make some money on the recycling of any metal. There will be burgers for sale in the parking lot as in year's past to support the activities committee. Oscar Ehrnst made a motion to have park clean-up day on June 1, 2024; Rob LaFleur seconded; all in favor; motion carried.

If there is new business you would like addressed at the board meeting, please email the park so your topic can be added to the agenda.

Brice Graftstrom made a motion to adjourn at 10:09 a.m.; Paul Albrecht seconded; motion carried.

~~16~~ volunteers

56 - People want a beach

1. Jolie Putnam
- * 2. Sam & Gregg Harding
3. Todd & Lisa Severnak
- * 4. Mike & McKenzie Downham
- * 5. David & Angel Claremont
6. Dan & Trista Bodin
7. Melissa Vehey
8. Gina Wibbesmaier
9. Jim & Nancy Steffen
10. Dan Anderson
11. Tiffany Carlson
- * 12. Rob Rasmussen
- * 13. Jessica & Marty Bloniger
14. John Spillers
15. Chris Mann
16. Mark Mann
17. Steve Molitor
18. Lisa Savoie
19. Angie Netter
20. Danielle Amundsen
21. Harmony Lipelt
22. Jenae Albers
23. Amber Mabee
24. Tim Whactston
25. Janet Whaeston
26. Dorine Peterick
27. Jane Wittmayer
28. Chacey Moistt
29. Nathan Wheeler
- * 30. Theresa & Donald Mages
- * 31. Brian & Lori Mackedanz
32. Beth Davenport

- 33. Barbara White
 - 34. Shannon Marklowitz
 - * 35. ~~Bob~~ Roger & Rochelle Cummings
 - 36. Marty Golembeski
 - 37. Pam & Fischer
 - 38. Andrea Mescall
 - * 39. Kris & Lisa Rosten
 - * 40. Leigh & Andy Blonigen
 - * 41. Mitte & Dawn Offendering
- 14

~~When I found the house is a contract
that is insured the house is
registered in the state~~