

Wilderness Park Homeowners Association
Monthly Meeting Minutes
May 7, 2022

Meeting called to order by Tom Hansen at 9:32 a.m.

Board Present: Gina Libbesmeier, Tom Hansen, Karen Ludwig, Roger Cummings, Katie Lewis and Oscar Ehrnst

Absent: Jeff Zabinski and Paul Albrecht (running the ATV course)

Secretary Report: Karen Ludwig provided minutes from the April, 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; Jeff Finch seconded; motion carried.

Treasurer's Report: Gina Libbesmeier provided a reconciliation report dated May 2, 2022. Gina reported:

Balances:

US Bank Checking: \$25,979.11

US Bank Savings: \$133,835.33

US Bank CD: \$20,232.06

First Resource Bank CD: \$11,927.96

Deposits for the month totaled \$1,389.40. Gina sent out late notices. Members 2+ years behind will have a lien put on their property. Gina paid \$200.00 to the Accountant, Cindy McWilliams; \$600.00 for skid loader work; \$3,370.00 to Nanik; and \$2,500.00 to Achermann (hailed in rock) at the meeting today.

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

Caretaker's Update: Glen Kastner informed the drain in the utility sink is plugged and backs up. He informed when cleaning, he found the sink full of dirt that needed to be scooped out with a dust pan. This utility sink is not to be used for such dirty cleaning. He asked for permission to buy a snake to clean out the drain. Katie Lewis offered to bring DrainO to pour into the utility sink to attempt to clear out the drain in the meantime. Glen also would also like to buy a Skill saw, and some other tools the next time he goes to town. This was approved by the board.

The piping for the aerator doesn't straighten out and just kinks making it a real pain to work with. Glen suggested a corrugated pipe like one would use for landscaping so that putting the aerator in and out isn't such a burden. The purchase of new piping materials was approved. Glen will buy when he goes to town so it's in the shed and ready for fall.

Glen informed he charged the truck battery yesterday since it was dead. Donald Mages donated tires so the flat tire issue is taken care of. Glen said he fixed the stall in the women's bathroom. Gina reiterated a request from an earlier meeting to remind members that Paul Albrecht has been on the lookout for newer bathroom stalls.

Tom Hansen asked that the baby changing stations be put on the to-do list to get hung. He also asked that the pile of leaves in the yard by the shed be cleaned up.

Activities Committee: Jeff Finch informed that May 28th will be the first summer activity. Breakfast will be served for a fee of \$5.00. See the park's website for more information. If anyone wants to volunteer to help, please reach out to Jeff Finch. The ATV classes are happening today. There appears to be a great turnout.

Tom Hansen informed the activities committee may be looking into purchasing a projector for upstairs in the clubhouse. Roger Cummings informed he may have some connections.

Jeff Zabinski is looking for veterans to participate in the flag raising ceremony to be held on Memorial Day weekend. Jeff and Kris Jackson will be supplying flags for the poles. Their nephew, Tyler is active in the guards and will assist in the flag raising ceremony.

Road Committee: Tom Hansen said he spoke to Jeff Zabinski who expressed this has been a pretty rough spring for the roads, even some of the best roads have had trouble areas. We appreciate the help of members keeping others informed and helping to push fallen trees to the side or mark dangerous spots. Jeff and Hayden Zabinski and Jim Steffen went around to unplug culverts last weekend which should help.

A member on Arrow informed Waste Management would not pick up her trash because of the condition of her road. UPS/FedEx will not deliver packages to her either. She thanked Jeff Zabinski for having rock put down in front of her place so she could get in and out, but Waste Management said that was not good enough and they will not go to her place since that section of road is marked "closed." She wanted to inform that Waste Management would not work her or allow her to bring to garbage beyond the road closed sign for pickup. She said they credited her for one week, but would be charging for all future weeks, whether the road was usable or not. She went on to say that there are five full-time families that live down Arrow that are now using Mohawk to get in and out and that road is getting beat up as well. Tom Hansen said this is all work-in-progress that the road committee is aware of and working to fix things as they can. The board appreciates everyone's patience with the roads. As things dry up, like every spring, the roads will get better. The road committee has plans for repairs this summer and fall, noting many problem roads, and has been and will be fixing things as they can with the resources in their budget.

This member went on to state that her husband volunteered to stack up the rocks that were dropped at the dead end on Arrow.

Bylaws Committee: Shawnda P. indicated the committee met. They are just about done with the Declarations and Covenants and will begin working on the Bylaws. They are meeting again Memorial Day weekend.

Water Access Committee: No one from the water committee was present at the meeting. Katie Lewis informed she is part of the committee, but not the spokesperson and was not given permission to submit any options to the board or members. A member asked if the water could be turned on during the time the committee is working on a resolution. Members indicated they felt they were being punished by nothing being presented to date. The Bylaws/Declarations do not set forth that water is to be provided to members. A member asked that Katie Lewis reach out to the committee again to get information to present. Gina Libbesmeier asked that Katie Lewis communicate with the water committee members to inform someone from the committee needs to be present at next meeting to inform the board and members of the options they have discussed.

Old Business:

Caretaker Position. Tom Hansen introduced our new part-time caretaker, Wayne Marklowitz. Welcome. Wayne will be working with Glen Kastner this week to familiarize himself with the park grounds. Gina reminded all present that we are still looking for another part-time caretaker. She informed that the board is willing to be flexible and work with the schedule of anyone who is interested in a part-time endeavor to help the park.

Pool Repairs. Gina Libbesmeier talked to Jeff Zabinski. Now that spring is here and the snow has melted, Jeff is going to have Ament of St. Cloud come take a look to provide a quote. Jeff had already spoken with an employee of Ament who informed they were willing to come up and provide a bid once the snow had melted. We are at that point...finally! We are still hoping to open the pool Memorial Day weekend. Glen informed he will work on pumping it out and getting it ready for inspection. Wayne is working with Gina on getting his pool license.

Landscaping. Tom Hansen informed we are still planning to remove the concrete around the building, slope the ground appropriately, replace the front entry wood decking with concrete and a drain, and replace the cement around the clubhouse. New gutters and downspouts will be installed to re-route water to run away from the building to eliminate the continual flooding of the clubhouse. Tom Hansen has a bid from Northfork for \$25,620.00 to do all the concrete removal, landscaping sloping, downspout ground piping and concrete work. He had previously received a bid from CJ's last fall for \$17,650, which did not include the extra concrete work along the building, the north entry steps, platform, platform drain and retaining wall. Last fall, a motion was approved for \$20,000 to be set aside for this project. Tom Hansen reminded all that the quote from Northfork did not include the gutter, downspouts, and leaf guards. He has a quote for 174 feet at \$8.50/foot of 5" rain gutters and downspout; the cost would be \$1,863. The leaf guard is another \$16/foot for 174 feet (\$2,784). Gina said with the cost of the landscaping project, we cannot "go cheap" on gutters that are leaking to the ground. Gina informed the cost of gutters could come out of the clubhouse budget, rather than the landscaping budget. With this landscaping project, Paul Albrecht has four light poles to add around the clubhouse that he'd like to put up during the landscaping project since the ground will be disturbed and there will already be excavating equipment near. Tom said Paul informed there is wire buried that is not properly laid out in conduit. Paul got a quote for sonic tubes, concrete, wire, LED lights and outlets on the light poles to put in the light poles at approximately \$4,000. Katie Lewis made a motion to accept Northfork's bid for landscaping; Oscar Ehrnst seconded; motion carried. Oscar Ehrnst made a motion to approve the cost for the gutters and lights if there are funds in the budget; Jeff Finch seconded; motion carried.

New Business/Open Forum:

A member informed it was her first winter living in the park and wanted to inform the winter plowing was great. She was surprised and grateful the roads were plowed in such a timely manner. Much appreciated.

Park Clean-up Day. Gina informed she will be getting park cleanup day organized, but has a graduation party that Saturday morning and is looking for more volunteers in her absence in the morning. Jeff Jackson will be volunteering his time and use of his backhoe again this year, Gary and Karen Ludwig will be there to assist and Jeff Finch will be there cooking and providing lunch with the activities committee. Any volunteers are appreciated.

The board was seeking quotes for companies to maintain the grounds as far as mowing, weed whipping, etc. Jeff Finch called three local companies. Two responded stating they weren't interested in coming to provide a bid and the third said the grounds are too sloped and their mowers would just scalp the grounds. This idea has been tabled.

Docks. John Orth would like to replace the decking boards on the dock at the clubhouse before putting them back in the lake. He provided a quote to Tom Hanson of \$350 for materials. Katie Lewis made a motion to approve this expense; Roger Cummings seconded; motion carried.

Katie Lewis made a motion to adjourn at 10:45 a.m.; Oscar Ehrnst seconded; meeting adjourned.