

**Wilderness Park Home Owners Association
Monthly Meeting Minutes
May 6, 2023 - Revised**

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

Board Present: Jeff Zabinski, Tom Hansen, Karen Ludwig, Kris Jackson, Oscar Ehrnst, Roger Cummings, Jeff Finch, Paul Albrecht, and Kari Koren

Absent: None

Secretary's Report: Karen Ludwig provided minutes from the April, 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; Oscar Ehrnst seconded; all in favor, motion carried.

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

Balances:

US Bank Checking: \$27,812.82

US Bank Savings: \$98,847.10

US Bank CD: \$19,658.65

The First Resource Bank CD was cashed out (check received in Friday's mail). This will be placed in savings. Normal monthly expenses were paid. Tom Hansen made a motion to approve the treasurer's report; Kari Koren seconded; all in favor, motion carried.

Caretaker's Update: Wayne Marklowitz informed the remodel of the women's bathroom is just about done. All materials are ordered for the men's bathroom remodel. Glen Kastner asked that he and Wayne be allowed to focus on the pool repairs prior to moving on to the men's bathroom remodel to ensure it is ready by the June 6th deadline. After some discussion, they realized there will be periods of waiting and down time with pool repairs so the men's showers can be worked on during that time. **PLEASE NOTE: With the repairs required for the pool, it will most likely NOT be open by Memorial Day Weekend. We are hoping the repairs will be done and we can receive certification in July. More information to come.**

Activities Committee: Jeff Finch informed he handed over activity planning to Cara Ballantine. Several others have volunteered their time to assist as well. They are meeting after the board meeting today.

ATV Field Class. Jeff Zabinski and Paul Albrecht are hosting an ATV class again. It will be held next weekend, May 13th. Paul informed Kare11 is interested and coming to report the class. As in years past, if interested, sign your kids up online. Make sure they do the written part online prior to the field class, and be at the clubhouse May 13th for this classroom and field test portion.

First Aid Class. Brian Diede is hosting an AHA Heartsaver 1st Aid, CPR, AED Class on May 20th from 8:00 a.m. to noon at the Clubhouse. You can register online at <https://www.nextstephomecare.org/education> or reach out to Brian directly at 320-219-6425. Cost is \$65 for park members. He also posted this information on Facebook and in the clubhouse on the information board.

Rental of Clubhouse. Wayne Marklowitz informed he will now be the contact if a member is interested in renting out the clubhouse.

Park Cleanup will be June 3rd. Start bringing items at any time Saturday morning. There will be three dumpsters as well as steel/metal recycling trucks. The activities committee will be serving burgers, chips, soda or water, and a cookie beginning at 10:00 a.m. The cost for lunch is \$5 per person.

Road Committee: The road committee has had a little trouble like every year and needed to temporarily close a couple of roads to replace culverts and haul in gravel over those areas. The committee met this morning. Two

bids were provided for grading/plowing. The committee decided to continue to use Nanik for the next two years. Oscar Ehrnst made a motion to accept Nanik; Tom Hansen seconded; all in favor.

The committee got pricing on gravel and are working on a plan for repair of more roads this year. They are also working on ditch cleanup. If you are willing to cut trees and set them aside, they are trying to get a chipper lined up. Be sure to have any brush piles set in the same direction so they are easier to feed in the chipper. Also, make sure they are far enough off the road to allow the grader to get through in the meantime. If you need firewood and want to go around cutting some trees back from the road, reach out to a board member. Wayne said about 8 trees fell just last week from the wind.

Glen Young is going to go out and mark trees that need to be cut. He will start by going to the properties around the lake, finding pins, and marking between pins and the road right-of-way to show trees that need to be taken down. Tom Hansen is trying to get a group together on May 20th to cut back some of the trees falling over Sioux Trail. Glen Kastner and Wayne informed if you are attempting to cut back some on the trees arched over from winter, BE CAREFUL! They are under such pressure that they really kick back when cut.

Bylaws Committee: Tom Hansen informed the committee met with the lawyer and provided him with the covenants. The lawyer provided suggestions and the committee received it this week. They are meeting this afternoon to review and discuss the attorney's suggestions. The attorney is looking for a \$7,500 retainer to move forward.

Old Business: Clubhouse/Front Entry – Tom Hansen is searching for a new contractor for pricing and bidding to finish the cement. He is meeting with a couple of people to get bids after the meeting today. Jeff Zabinski had a general pricing for the structure finalization of \$15-20,000 for the shell and materials, not finishing of the inside. Roger Cummings is meeting with another contractor next week to provide a quote for the structure finalization.

New Business/Open Forum:

Lori Musolf will be making "Private Property" and "No Trespassing" signs to be at each entry. Oscar Ehrnst suggested a 4' x 4' pole closer to the road for the signs to be posted on at the front gate. The east gate signs can replace the old ones on the post.

Lori Musolf requested the handicap bathroom be left unlocked for members that may have handicap guests.

Al Zabinski requested getting some matching vests or something to identify the volunteers for the ATV class since Kare11 is going to be filming.

Jeff Jordan previously brought up road maintenance. He brought up seeking assistance from the township or to maintain the park's roads. Jeff provided a website with some information - <https://www.mntownships.org/information-library/township-roads>. He proposed once the attorney is done working with Bylaws/Declarations a committee be formed to try to seek assistance from the County or Township in maintaining the main roads gate to gate (King Richard, Robinhood, and Eastgate).

Jeff Finch made a motion to adjourn at 10:59 a.m.; Oscar Ehrnst seconded; all in favor, meeting adjourned.