

Wilderness Park Home Owners Association
Meeting Minutes
May 11, 2024

Meeting called to order by Jeff Zabinski at 9:31 a.m.

Board Present: Jeff Zabinski, Tom Hansen, Kris Jackson, Oscar Ehrnst, Brice Graftstrom, Karen Ludwig, Paul Albrecht

Absent: Rob LaFleur, Kari Koren

Karen Ludwig suggested a change to the agenda to add the Activities Committee. Oscar Ehrnst made a motion to approve the agenda; Tom Hansen seconded; motion carried.

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

Treasurer's Report: Rob LaFleur was unable to attend the meeting today, but advised of account balances as follows:

US Bank Checking: \$21,721.60
US Bank Savings: \$105,297.74
US Bank CD \$20,355.55

Rob also informed the CD is set to renew May 18th. Rob indicated he will call US Bank this week to see if they will rate match as some other banks are offering higher rates. Tom Hansen checked with Sentry Bank. They are at a higher rate. He said US Bank has matched for him before.

Paul Albrecht made a motion to approve the treasurer's report; Kris Jackson seconded; motion carried.

Caretaker's Update: Wayne Marklowitz was in attendance. Wayne informed the pool is drained and cleaned. Glen Kastner shared with the board prior to the meeting that the black was painted on the pool on Thursday and is drying. They are hoping to fill the pool starting on Tuesday and get it warmed up for Memorial Day weekend.

The count of trees taken down at Birch Park is 12. We will be working on getting bids for replacement trees before fall.

Wayne said the stop signs that were down have been replaced. Hopefully no one steals them. There are no more spare stop signs in the shed. Kris Jackson said the stop sign at Crestview and Briar is tipping over. Wayne will take a look at it and research the purchase of more stop signs to have on hand.

Paul Albrecht made a motion to approve the caretaker's report; Kris Jackson seconded; motion carried.

Discussions Between Board Members:

Kris Jackson said there is a tree across Poplar that looks like it is ready to uproot and fall.

Declarations Committee: Tom Hansen informed the latest version of the Declarations was sent to the board to look over. The committee is waiting for the board's response. The board decided on a deadline of Wednesday, May 15th to get comments/concerns/revisions to the committee. Kelly Daniels will go through to track and make any suggested changes. After that is accomplished, the next step will be getting it to an attorney to confirm legality and appropriateness of changes. The committee is meeting after the board meeting today to come up with a plan of action for the Bylaws. Tom Hansen stated the Bylaws are reviewed and approved by the board, that document does not have to go to an attorney.

Activities Committee: Shannon Marklowitz is heading the activities for this upcoming season. She is hoping to have some of the following events: Bingo, Memorial Day breakfast, Halloween in July, kids craft activities, a Fourth of July Parade, a Silent Auction on July 6th, kids pool activities, an ice cream social, movie night, and possibly a Wilderness Park Day. Watch Facebook for notifications of these events. Reach out to Shannon if she can count on your help.

Shannon also wanted ideas of what park members would like the money raised from activities to be used for. Some suggestions made to Shannon were a large connect 4 game, Axe throwing, disc golf, and additions to the dock at the clubhouse.

Jeff Zabinski is going to organize the Memorial Day flag raising on Saturday, May 25th at noon. All are welcome to watch the flag raising. If there are any veterans in the park available that day, he'd like volunteers of any branch of military to raise the flags. Jeff is also looking at replacing a couple of flags that are getting weathered. Kris Jackson may have a connection for that.

Road Committee: Jeff Zabinski informed the committee will be sending out bids to get pricing for gravel. The committee will be getting together to determine roads. Brice informed he called a couple places and they were \$20-\$22 per yard for Class 5. Jeff said the board has been paying around \$18/yard. The committee would like to shoot for 3 miles this fall. Depends if 4 or 6 inches is placed.

Tree Removal:

Tom Hansen said there hasn't been much movement on the tree removal. Rodney at Engberg gave Tom a referral to someone else and advised he thought this job was too small job for them. Tom called the other company who indicated it was too big of a job for them. At any rate, Tom indicated based on his discussions with Engberg, this is not something that will happen before fall.

Teen Challenge – Ted Munger is still looking into the possibility of utilizing the services of Teen Challenge to clean up the park ditches. He said he has made some calls and will have more information next week.

Wayne Marklowitz brought up another issue with a tree in wetland. Jeff Zabinski said we need to check with Troy at the County before disturbing any wetland.

Brice Graftstrom said he checked into a rental place where you could rent a skid steer with a forestry head for \$1,200 / day. Jeff Zabinski said some of the ditches are too soft to drive into. This is another option we could look into.

Oscar Ehrnst asked if the bigger rocks should be taken out that are sticking up in the roads prior to any gravel being placed this fall. Jeff Zabinski advised Russell Nanik has been requesting that happen as the rocks make it difficult to grade. Oscar Ehrnst said he and others did a bunch last year.

Member's Address:

Seth. Requested if gravel is being brought in, North Shore Road needs a couple yards.

A member expressed a concern with using Teen Challenge. He said he believes it is a good program, but believes there are some loopholes and doesn't want to ruin our neighborhood. Jeff Zabinski said there are more questions than answers at this point. It is just something we are looking into at this time.

Old Business:

Brice Graftstrom. Had a well company come out. The bids he received didn't seem like a deal. Brice said he paid \$7-8K a couple years ago and the same company is now bidding \$13K. He is going to reach out to a couple other companies. Kelly Daniels said a company quoted \$31/foot +/- . Please reach out to Brice or Kelly, if

interested. Shawnda Prigelmeier said Blue Water Wells does a good job and seemed the cheapest in her research. Josh Ostrowski has a message in to Traut Wells also.

Park Clean-Up Day. Park Clean-up will be Saturday, June 1st. Karen Ludwig will call for dumpsters. Jeff Zabinski will call for steel recycling dumpsters. Kris Jackson said volunteers can use their backhoe again.

Toni Diede. Toni asked for an update on the permit situation. Jeff Zabinski said the contractor the park was working with got a hold of the State. With the clubhouse being privately owned and just open to its members, the State said the County can make determinations going forward. Jeff said after this week all permits should be ready to go.

Beach at Birch Park. Brice Graftstrom informed the DNR would not allow Kris Rosten to disturb the shore at Birch Park because of the vegetation so they are looking for a new location.

Wayne Marklowitz. Wayne said he spoke to John Orth. John's mother is ill. Wayne said John shouldn't make a special trip to the park to put docks in. Wayne suggested a team get together to put the docks in so John doesn't have to worry about it. Wayne will be communicating with John and is requesting help from someone who is familiar with dock installation. The top sections of the dock are in the park shed.

Brice Graftstrom. Brice provided an update on the fish purchased for the lake last year. The company informed they are struggling with catching Bass, Perch, and Blue Gill fingerlings. Informed he may be able to catch Crappies this spring, and the remainder in the fall. This is still a work in progress. Brice requested a photo of the fish placed to post for everyone to see. More updates to come.

New Business/Open Forum:

Karen Ludwig wanted to remind all members and their guests to be respectful of others and our roads. We all pay to maintain them, please do your best to drive decent and not tear up the roads.

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.; Oscar Ehrnst seconded; motion carried.