

Wilderness Park Homeowners Association
Monthly Meeting Minutes
June 4, 2022

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

Board Present: Jeff Zabinski, Paul Albrecht, Tom Hansen, Karen Ludwig, Roger Cummings, Katie Lewis and Oscar Ehrnst

Absent: Gina Libbesmeier

Secretary Report: Karen Ludwig provided minutes from the May, 2022 meeting to board members and attendees. A moment was provided to read through the minutes. Tom Hansen made a motion to approve the meeting minutes; Katie Lewis seconded; motion carried.

Treasurer's Report: Gina Libbesmeier was absent; however, provided the following:

Balances:

US Bank Checking: \$21,544.37

US Bank Savings: \$133,836.39

US Bank CD: \$20,238.71

First Resource Bank CD: \$11,927.96

Deposits for the month were \$4,511.07. Normal monthly expenses were paid.

Caretaker's Update: Wayne Marklowitz was out cutting down a fallen tree and not in attendance. Glen Kastner complimented on Wayne's work ethic and ability to get things done. He informed Wayne has been taking care of yard maintenance and things around the clubhouse and Glen has been focusing on the pool. Glen informed the pool chemicals are very expensive and he's spent nearly \$400 already this summer. Jeff Zabinski informed Gina worked to get the chemicals cheaper online last year and Glen should communicate with her on specifics. The piles of leaves are getting taken care of on the clubhouse grounds. The shed is clean and organized. Glen said Don Hendricks helped him clean up fallen trees after Monday's storm. Thank you to all who assisted in moving trees off the roads, etc. Katie Lewis made a motion to approve the caretaker's; Roger Cummings seconded; motion carried.

Activities Committee: There was a \$280 profit from the Memorial Day weekend pancake breakfast. Rob and Melissa Lafleur donated burgers, chips and soda to be served for park clean-up today for \$5. Josh Ostrowski informed the growler gathering that is hosted by the Bears Den is canceled this year. Jeff Finch said July 2nd there will be a park day and an ATV ride is scheduled for June 28th. All are welcome to attend.

Road Committee: Jeff Zabinski said the road committee met this morning. They are putting together a plan for the current problem areas. There is another beaver problem that needs to be taken care of. The committee is looking for members to volunteer and cut back trees and saplings on their own so the ditches can be mowed again. The road right-of-way typically is 66 feet. The road committee is looking for members to clean approximately 10 feet off the side of the road as the mower is approximately 8 feet. The committee is working on getting bids from companies to proceed with their plan for repairs/maintenance. Jeff said when the committee has a plan it will be presented for a vote to proceed.

A member brought to the board's attention that there is a vehicle in the roadway on Southwood and a member has a gate at the driveway that comes right to the edge of the road on Eastgate that is a safety hazard. If this is your car, please move it; if this is your gate, please swing your gate in, to avoid an accident.

A member who owns a trucking company offered to haul the gravel or Class 5 to possibly save money. He will try to put together a bid to provide to the park.

Tom Hansen informed the beaver trapper that was hired last winter got approximately 10 beaver off of Arrow. Jeff will be utilizing his services again this year.

Bylaws Committee: Shawnda Prigelmeier said the Declarations are done and ready to submit to the Board. Tom Hansen provided to Board members in attendance today. Shawnda also informed the committee is working on Bylaws to present. The committee is asking that the board critique the draft prior to the July meeting and bring forward any suggested revisions. The committee is meeting tomorrow morning at 9:30 a.m. to begin the Bylaws. They are hoping to have Bylaws done and to the Board for review by September. The Board will review and once approved, the draft will be mailed out to all members to review and vote. Members will have an opportunity to review and vote on the revised draft.

Water Access Committee: A member of the committee spoke. He reiterated the decision from last July to turn the water off. A committee was formed to discuss a resolution. There was a concern about waste water. Although they agree it is a concern, they believe this issue is unrelated and each member should follow the County regulations pertaining to waste water. Rather than summarize the proposal submitted, the water committee's proposal is attached. Many opinions were voiced. The Board will take an opportunity to review the proposed options, discuss and vote after the meeting today.

Old Business: At the last meeting, a bid was provided from Northfork that was approved. Tom Hansen is meeting with Phil from Northfork to determine when this project can begin. Tom also informed he got a quote from Supreme Seamless Gutters for \$2,906 for everything pertaining to the gutters. This saves a couple hundred dollars from the estimate Tom had at the May meeting.

New Business/Open Forum:

Paul Albrecht informed docks and swim raft got put in. John Orth is getting lumber to fix the dock at the clubhouse which he and Tom Hansen are planning to do today. He also wanted members to know that one of the park's paddleboats will stay at Birch Park and the other two will be by the clubhouse.

Roger Cummings donated a projector and a laptop to the park for meetings, etc. Thank you.

Katie Lewis said we need to start respecting the bathrooms and the caretakers. The bathrooms have been very messy, with clogged toilets, and flooding. The ping pong table was broken by a child/young adult jumping on the table last weekend. Another member informed there were kids on the roof of the clubhouse last weekend too. Be respectful and be careful. Also, be responsible for your guests.

Jeff Finch made a motion to adjourn at 10:49 a.m.; Tom Hansen seconded; meeting adjourned.

Water Access Committee Proposal

Background

At the July meeting 2021, there were concerns raised that too many people were abusing the water access. Jeff mentioned that the association is not required to provide water access to members. Katie Lewis made a motion to shut off the water; Paul Albrecht seconded; all in favor; motion carried. Effective August 1, 2021 the outside water spigots were to be shut off. The clubhouse remained open for showering, as usual.

At the August meeting, there were concerns raised to the board that not having access to water was health and safety concern for those who have not yet drilled a well. This was considered an amenity by many but was being abused by some members.

A committee was established to seek solutions to bring to the board. Those who volunteered included: Brandon Weis, John Spillers, Rob LaFleur, Brian Dieder, Patty Gregory, David Ritter, Rob Bolnick, Alan Majeski, Tiffany Carlson, Josh Ostrowski, and Katie Lewis. The goal of this committee was to determine whether there was a need for water access and what, if any action should be taken to reduce the demand on the clubhouse well.

Considerations

Wastewater: Although wastewater is a concern, the water committee has had conversations that the wastewater isn't necessarily directly related to access to water. A member with a well could be without a septic system. Conversely, a member could have a septic system and not a well. Other possibilities discussed are that the members may have another means of dealing with wastewater such as a portapotty or a septic company dumping their wastewater directly.

No matter the case, members who choose to disregard the regulations set forth by the county are solely responsible for their actions. We do not feel that allowing access to water is a liability for wastewater on behalf of the association.

Access by non-members: Access by non-members is a possibility when outside water is available. Two of the solutions we will propose will reduce the demand on the well regardless of member status but will not eliminate the possibility of access by non-members. The third option targets non-member usage and allows for seasonal access.

Misuse: The solutions we will propose will address misuse by reducing the amount of water a member could easily take at any given time.

Overriding Measures: As with any mechanical device, it could be a possibility that the solutions we will propose could be overridden. We've discussed that this would need to be self-monitored by other members. If overriding measures are being used to bypass the limiting device, the board may need to revise their plan. In the end, it's down to respecting your fellow members so that the water can remain on in the future.

(See next Page for Recommendations)

Proposed Recommendations: Option 1

Option 1 would be a faucet without a hose connector. This would reduce the ability of the user to fill large containers. The faucet would need to be mounted high enough to allow filling of a container that would stand under the faucet.

<https://www.menards.com/main/plumbing/valves/hose-bibbs-wall-faucets-wall-hydrants/legend-valvetrade-1-2-mip-sweat-lead-free-sampling-valve/107-173nl/p-1444437605124-c-19519.htm?tid=8104942613899421965&iPos=1>



Option 2

Option 2 would be a faucet that springs back to off. We've referred to this as a "state park style" faucet. We couldn't find a photo of one of these. It would look like any other faucet, but when the user lets go, it defaults to off. This would be helpful not only to reduce usage but would eliminate the concern that the water could be left on by someone after they leave.

(Continued on next page)

Option 3

Option 3 is the most limiting and also the most complicated. This option would lock the water spigot and require the user to obtain a key from a secure location, then return the key once done using the spigot. One concern of this method is that the key could be misplaced. This does, however, allow control of access from non-members. This would reduce the demand by allowing access only at certain times, perhaps only early in the season.

<https://www.plumbersstock.com/woodford-mb24-34-34-composite-box-hydrant.html>



Conclusion

We respectfully submit these options to the board. We hope you will find that our research and dicussion was productive. If you have any questions regarding this proposal, please let Kaitie Lewis know. She has the contact information for each water access committee member.