

Wilderness Park Home Owners Association
Monthly Meeting Minutes
June 3, 2023

Meeting called to order by Jeff Zabinski at 9:32 a.m.

Board Present: Jeff Zabinski, Tom Hansen, Karen Ludwig, Oscar Ehrnst, Roger Cummings and Kari Koren

Absent: Jeff Finch, Kris Jackson, and Paul Albrecht

Secretary's Report: Karen Ludwig provided minutes from the May, 2023 meeting to board members and attendees. A moment was provided to read through the minutes.

Karen indicated that Jeff Jordan emailed stating the minutes from the May meeting incorrectly set forth his intentions. He did not mean to imply he desired the County or Township to take over the park's roads; he only intended for the park to seek aid from either source to assist in maintaining the roads. Karen indicated this revision has been made and will be posted upon approval today.

Kari Koren made a motion to approve the meeting minutes; Oscar Ehrnst seconded; all in favor, motion carried.

Treasurer's Report: Kris Jackson was unable to attend the meeting as she is on vacation with her husband. However, she provided her reconciliation report to the board members which showed balances as follows:

US Bank Checking: \$18,549.76

US Bank Savings: \$98,848.61

US Bank CD \$19,658.65

Roger Cummings made a motion to approve the meeting minutes; Tom Hansen seconded; all in favor, motion carried.

Caretaker's Update: Showers are paused at the moment. The pool repairs are in the works. The tile will go in beginning Tuesday and pool work next week. The women's bathrooms are done except for the locks on the doors.

Glen Kastner informed the concerns about the water pressure at the clubhouse cannot be quickly resolved. There is only a ½" line for water so when all four showers are running, the women's showers are in line after the men's which causes them to have lower pressure. We ask members and their guests to please have patience and keep in mind you may have a slower shower on a busy weekend. Please also keep in mind there is only a 100-gallon water heater.

Activities Committee: Cara Ballantine has taken over as lead of the activities committee and has planned and hosted several events already. Thank you, Cara. The next event will be play dough making with kids in a couple of weeks.

Road Committee: The road committee reported Black Bear is still soft in spots. The frost is still coming out. Glen Young suggested putting rock over those soft spots again like the committee did last year. Jeff Zabinski said they'd have to add gravel over the top of the rock too.

Tom Hansen said he, Oscar, Kris and Jeff Jackson cut back a bunch of trees that were hanging over Sioux Trail. Tom Hansen met with Engberg Logging and got a quote for \$1,500/mile to cut back trees. Engberg said he has an opening in August and would be interested in cutting back 10 miles. Tom Hansen wanted to make it clear that the landowner owns the trees that are in the road right way, but trees will be cut by the association because they are in the road right-of-way. If the owner wants the trees, they will be cut and laid down on their property. The owner will need to let us know in writing that they want them. If we do not hear from the owner, then we will

have them chipped up and blown back in the ditch. The committee intends to post the affected roads on the website so the lot owner(s) can reach out to advise. Oscar Ehrnst made a motion to hire Engberg to cut back 10 miles of road at a cost of approximately \$15,000; Tom Hansen seconded; all in favor, motion carried.

Jeff Zabinski informed Josh Nanik gave a quote of \$12.75/yard for hauled, finished, graded gravel. The road committee will put together a plan for more roads to be improved this fall.

Tom Kirchner commented that he believed the ATV classes and Kare11 news story helped. He's been seeing more kids wearing helmets and driving more responsibly. This is great!

Bylaws Committee: Corine Young and the committee provided revised Declarations to the board that have been approved by the attorney. If the board approves, the committee is hoping this draft will be sent out with invoices. There were some discussions about enforcement. Generally, a board member goes around and talks to someone for a simple problem; or the Sheriff/DNR is called for others. We are all in this together and have to follow the rules together if we want the park to remain a place for all to enjoy. As members, if you see a problem, say something.

Old Business:

Clubhouse/Front Entry – This is on hold right now until the pool repairs are finalized. Tom Hansen informed he did get bids for concrete, but we are still looking for a contractor to finish the structure.

Pool Repair – The pool repairs are in the works. The bad cement has been removed. The tile will go in beginning Tuesday and more pool work next week. Tom Hansen asked to thank Oscar Ehrnst, Glen Kastner, Wayne Markowitz and Dan Paul for removing that cement. They easily saved the park \$5,000. Our goal/hope is to try to get the pool open by July 4th. The pool will need to be painted once we get to that point. The last time it was painted several members volunteered to help. It would be great if we could get volunteers again.

Bathroom remodel (men's) is on hold until the pool is finished.

New Business/Open Forum:

Jeff Zabinski wanted to point out that we had a Memorial Day weekend with no injuries. This is good.

Tom Hansen informed Paul Albrecht got the wires pulled last week for the new light poles. Jeff Zabinski brought boxes for the electrical to get hooked up. Oscar Ehrnst said thank you to Tom for helping with the lights.

Corine Young wanted to say thank you again to the guys who helped with the pool.

Oscar Ehrnst made a motion to adjourn at 10:09 a.m.; Tom Hansen seconded; all in favor, meeting adjourned.