

Wilderness Park Homeowners Association
Meeting Minutes
June 8th, 2024

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

Board Present: Jeff Zabinski, Tom Hansen, Oscar Ehrnst, Paul Albrecht, Rob LaFleur, Kari Koren and Brice Grafstrom

Absent: Kris Jackson, Karen Ludwig

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

Secretary's Report: Jeff Zabinski provided minutes from the May 11th, 2024, meeting to board members and attendees. A moment was provided to read through the minutes. No alterations were requested. Kari Koren made a motion to approve the meeting minutes; Oscar Ehrnst seconded; all in favor, motion carried.

Treasurer's Report: Rob LaFleur provided a reconciliation report and advised of account balances as follows:

US Bank Checking: \$32,672.95

US Bank Savings: \$91,806.46

US Bank CD: \$20,416.63 (Balance as of 06/07/2024). We renewed the CD on a 7-month term at 4.64%.

Oscar Ehrnst made a motion to approve the treasurer's report; Tom Hansen seconded; all in favor, motion carried.

Caretaker's Update: Glen Kastner/Wayne Marklowitz. Grass is growing!!! Glen lamented he must pump out the pool every time it rains, refuses to let it grow green. He asked, "why can't we use the pool"? Jeff Z. explained the state must approve plumbing fixtures; and work must be completed by licensed plumber. Between the state electrical, plumbing and building inspector we will need licensed workers to complete the work, and have the state inspect and approve the work. Approximately 13 weeks' out on completing the inspection. Repairs are very simple, unfortunately members lamented we cannot use lower cost community support.

Activities Committee: Shanon Marklowitz wants to do an event on the 4th of July. Ice cream social free with a request of a free will donation. Toni Diede requesting clarification on who can use the clubhouse (reference old business)? Rob LaFleur stated the burger sales came to \$294.75. Burgers were donated by Rob in hopes to generate monies for the park. Rob stated he reconciled the petty cash box June 1st leaving a balance of \$300 and depositing \$294.75.

Road Committee: Jeff Z. highlighted he's working on getting prices for gravel; however, they've been slow rolling it due to dealing with issues with the State. The committee plans to meet next month. Tom H. mentioned on Arrow between Trapper and Redfox there's the culvert not in working order, concern for washout. Dan Paul mentioned the culvert should be dug out and replaced at the property owner's expense. Noted the park already replaced it once on the member's dime. Jeff Jordan brought to everyone's attention the new driveway punched in on King Richard concerned at a potential issue with wash out. Dan Paul mentioned it was Dugger's place, and no longer uses the old driveway. Dan Paul brought to everyone's attention on the corner of Poplar and Meadow the washout and lack of ditch for water runoff. Committee will reach out to Cass County to review and permit work as needed.

Declarations: Kelly Daniels stated not much progress was made since last week. Some updates were made based on the board's recommendations. Currently looking to recommend a new attorney to the board to decide. Members tossed around a couple names. Kelly asked the board if they would like the committee to recommend an attorney so the board can decide? Jeff Zabinski stated the committee has done a tremendous amount of

work. Jeff felt the board would prefer not to stick their nose in it, but instead receive information and feedback from the members to decide. Kelly is going to bring his recommendations back to the board to make decisions. Oscar mentioned they found the one attorney, but asked the committee if they talked to other attorneys? Kelly responded Shawnda followed up with the existing attorney and Laura Kerfeld talked to an attorney (Mark Uphus). Kelly again is open to recommendations. The two key pieces is the real estate side and the legalities around the convenance itself. The committee plans to have a member only meeting. Committee stated door is always open for others to join. Toni Diede mentioned the convenance piece is at a standstill until the committee can talk to an attorney. However, ~40% complete of the bylaws are complete. The committee continues to work on that piece in the meantime. Toni Diede asked Rob LaFleur if we received a statement from Brad Person. Rob has not been in contact and is not aware of any dealings with Brad Person. Committee would like to know how much of the \$7,000 retainer remains and plans to request that information from Brad.

Old Business:

Park Clean-Up Day. Oscar Ehrnst stated to Tom Hansen "I guess I'll be the bad guy." highlighted the dumpster day issue with Tom Hansen confronting why he brought 6 trailer loads of garbage from the Gary Waters property. Tom Hansen recently purchased the Waters property on Eastgate road. Tom to his defense stated in the past there was three 40-yard dumpsters, this year two 30 yard & one 40-yard dumpster. Tom stated Jeff stopped over Friday nights and was aware Tom was bringing that many trailers. Jeff debated how many trailers him and Tom communicated. Noted that all the dumpsters were full by 9 AM and the other dumpsters did not show until 4 in the afternoon. Tom stated the trash on Waters property is the parks garbage, and it's fair for him to utilize park clean up days for this type of cleanup. Tom felt for many years he's helped with clean up days. Tom brought two of his trailers down to block the drive, other members removed the sawhorses and were dumping after hours. Board was aware of the issue of afterhours dumping Friday night. Tom parked his trailers blocking the drive-in to stop members from dumping early. Brice Grafstrom confronted Tom after he was finished speaking. Brice stated to Tom he shouldn't have done that; he took advantage of the park, and felt Tom purchased the property to turn a profit. Brice also felt it was not right for Tom to ask the board for debt forgiveness of \$920 on the past due membership owed on the Gary Waters property. Tom Hansen agreed to pay for one of the 20-yard dumpsters. Oscar Ehrnst explained to Tom his level of concern and the scrutiny the entire board receives. Oscar and others felt as board members Tom brought the board under everybody's eyeballs. Oscar restated again his concern with the community's perspective "the board is a bunch of thieves & crooks!" Oscar felt Tom owes the park and the board members an apology, and he should ultimately pay for a dumpster. Tom agreed to pay for a 20-yard dumpster and handed a \$680 check to Rob LaFleur following the meeting.

Vicki asked if the state still pays for one of the dumpsters. Jeff responded they do not, the state stopped doing that a couple years ago. Josh Ostrowski clarified it was fine for Tom to block the driveway. Josh stated he appreciated Tom cleaning up the Waters property but felt he should've waited to fill the dumpsters until other park members had an opportunity to dump. Don stated maybe to discontinue doing the dumpsters days. Jeff Jordan defended Tom, stating the "Gary Waters property was a mess," and is grateful for Tom's efforts. Jeff argued there are no rules structuring what we can or can't dump. Annette Monson motioned to have more accountability for those who are dumping Melissa Ehrnst 2nd the motion. Annette is working on developing a committee to structure dumpster day's going forward.

Toni Diede inquired about the clubhouse and if it's members only, or who specifically is allowed in the clubhouse? Jeff Z. responded he reached out to Thomas Gray from the state of Minnesota. Thomas referred Jeff to Ryan Rien. Jeff & Karen took measurements of the clubhouse and sent an email to Ryan on Tuesday. The State is going to give us a printout and decide if we're a PPA or not. Either way we can make decisions on who is allowed in the clubhouse. Member motioned/requested once we know what the clubhouse is to post on the doors and distribute to everyone. Toni Diede reiterated once the document is completed in "black & white" to laminate & share for everyone to see. All in attendance felt this was a great idea!

New Business/Open Forum: Jeff Jordan asked if the cameras are requesting an upgrade and if they're being backed up by DVR. Jeff Zabinski informed everyone quotes have been submitted, and it was expensive. Keith Monson advised the current camera system is obsolete and feels there's a less expensive solution. Jeff Z. requested if Keith and others would be open to getting a quote. Josh O. addressed the members requesting we table it and come back to it at another meeting.

Toni Diede inquired about April's reconciliation report. Rob LaFleur responded April and May are reconciled. Rob stated he does have reconciliation reports for both months. When going to print he noticed all the payroll information and decided not to print. Rob proposed a couple solutions to which Laura and Vicki both provided some feedback. Rob addressed his bigger concern with increased expenses accompanied by bank deposit decreases. There is a large balance of past dues for several members. Rob asked the membership how we would like to address. Will table discussion for now.

Tom Hansen made a motion to adjourn at 10:31 a.m.; Kari Koren seconded; all in favor, meeting adjourned.