

**Wilderness Park Homeowners Association  
Monthly Meeting Minutes  
July 3, 2021**

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

**Board Present:** Jeff Zabinski, Tom Hansen, Robyn Willette, Gina Libbesmeier, Karen Ludwig, Katie Lewis, Paul Albrecht, Roger Cummings, and Jeff Finch

Absent: None.

**Secretary Report:** Karen Ludwig

Minutes/updates from June, 2021 were made available to board members and attendees at the meeting. A moment was provided to read through the minutes. Katie Lewis suggested a change. That change was made. Tom Hansen made a motion to approve the meeting minutes; Jeff Finch seconded; motion carried.

Karen Ludwig presented a corporate resolution for the officers to sign to document the dues change with the Cass County Recorder to link to all properties so that new members will be informed and aware of the current dues structure.

Karen informed there have been many requests for additional fobs and issues. If it is not urgent, please note that fobs are available for purchase at the monthly board meetings. Members are also welcome to mail a note with the \$20.00 fee and a fob could be mailed.

**Treasurer's Report:** Gina Libbesmeier

**Balances:**

US Bank Checking: \$48,452.21  
US Bank Savings: \$63,828.58  
US Bank CD: \$20,216.76  
First Resource Bank CD: \$11,910.09

Deposits for the month included \$7,500.00; expenditures included regular monthly utilities - nothing out of the ordinary.

Recycled metals from the dumpsters at park clean-up earned \$555.00. The cost for the dumpsters was \$1,574.69. Many members volunteered to both help and lend their equipment. Thanks to all that helped!

There is currently \$1,244.27 in the activities account. Breakfast was held today from 8:30 a.m. - 10:30 a.m. and an ice cream social this evening.

Gina indicated she will not be at the August meeting, but will have the reconciliation report available. She is working on putting together a budget to email to the board members for approval.

Billing went out. Gina informed this year's billing, if all is paid, will generate \$198,900.00.

Katie Lewis made a motion to approve the treasurer's report; Roger Cummings seconded; motion carried.

**Caretaker's Report:** Tim Brix

Tim indicated there have been a few problems with the pool. Two weeks ago, a valve went out causing the pool to lose about a foot of water. That has been repaired and Tim and Gina will order a spare to have on hand.

The outdoor water access at the clubhouse is still shut off as people have been washing wheelers there. We cannot have the mud and dirt running off into the lake.

### **Road Committee:**

Jeff Zabinski spoke on behalf of the road committee and informed from the bids received, the best price for gravel is \$12.50/yard through Northfork. The road committee would like to propose 1,000 yards/mile which would be about 3" of gravel for 2 ½ miles which would cost \$31,250.00. This 2 ½ miles would be Eastgate through to the ½ mile out the east gate. If this is approved, the whole main road would be done. Gina informed there are extra funds to use from lot sales, key fob sales, members making good on past dues, etc. Roger Cummings made a motion to accept the road committee's proposal; Jeff Finch seconded; all in favor; motion carried. Jeff will touch base with Northfork and see what their schedule is to begin.

### **Bylaws Committee:**

Vicki Mattson spoke on behalf of the bylaws committee and informed the committee has been meeting and hope to have a preliminary draft of the Declaration available for review by the annual meeting. Tom said they want to present to the board first to narrow down any concerns to then present to the members. They would then begin to work more on the Bylaws.

Discussion was had again about the sale of the ski hill and the second opinion letter and how to proceed. A special meeting was suggested. Jeff Finch suggested donating to the county for a nature preserve. Vicki said nothing should be done with the ski hill until the Declarations and Bylaws are revised and brought current. Sale of the ski hill and discussions of such are tabled once again.

### **Old Business:**

The swim raft is done and anchored in the lake at Birch Park. Looks great and seems to be well used. Thank you to Paul Albrecht and Jeff Finch for their efforts. Thank you to all who donated time and materials to construct and place it.

Paul Albrecht spoke to a sales representative at Heartland Security about obtaining keyed access to monitor the water members get from the clubhouse as there has been an influx of use with all the new members and it is starting to take a toll on the well and the well pump. A keyed system would allow a member 5 gallons per swipe, that would be reported to the park and invoiced. Members suggested rather than incurring the cost and time administering yet another monitoring system, why isn't the water just shut off? Gina said if members cannot get water, more people will be showering at the clubhouse and bringing in mud/dirt. Members informed that in the past, water never was provided to members. It is not the park's responsibility to supply water to members. Since this topic has come up repeatedly over the past few years, the consensus was to shut the water off rather than incurring costs in excess to invoice, monitor, and maintain the well. Katie Lewis made motion to shut off the water; Paul Albrecht seconded; all in favor; motion carried. There was some post-meeting discussions that notice of such a shut-off needs to be provided; therefore, effective August 1, 2021 the outside water spickets will be shut off. The clubhouse will still remain open for showering as usual.

### **New Business/Open Forum:**

Katie Lewis informed she found one member interested in running for the board - Mike Jacobsen, Sr. All three board members whose terms are up have decided to run again as well – this would be Robyn Willette, Paul Albrecht, and Karen Ludwig.

Tom Hansen informed he spoke to Glen Kastner and looked into repairing the gutters. Glen informed the cost would be approximately \$250.00 and about 8 hours of his time to repair. Tim Brix indicated this would be a big help. Gina made a motion to proceed with this repair; Robyn seconded; all in favor; motion carried. Tom

informed he knew we were looking at relandscaping to resolve this issue when any pool repairs are done; however, this fairly inexpensive repair would eliminate some of the problems that could occur in the meantime.

The board will be looking into obtaining bids this fall for pool updates and landscaping to be done next spring. Tom Hansen asked for suggestions on members/contractors. Karen Ludwig suggested reaching out to Brian Peters. If anyone has suggestions for a company to give a quote on pool repairs, please inform a board member.

It appears that someone drove an ATV into the lake at Birch Park. This is an issue. The board suggested trying to find someone to relocate rocks from the front gate area to Birch Park to deter members and their guests from this type of behavior. Roger Cummings said he would volunteer his time and equipment to take care of this with Tom Hansen's help. Oscar Ernst informed he had larger rocks on his property and offered his time and equipment as well. The placement of these rocks will be done this afternoon.

Tom Hansen made a motion to adjourn at 10:32 a.m.; Katie Lewis seconded; motion carried.