

**Wilderness Park Home Owners Association**  
**Monthly Meeting Minutes**  
**July 2, 2022**

Meeting called to order by Jeff Zabinski at 9:30 a.m.

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

Absent: None.

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

**Treasurer's Report:** Gina confirmed numbers provided at the June meeting were accurate. Tom Hansen made a motion to approve the numbers provided at the June meeting; Oscar Ehrnst seconded; motion carried.

Gina Libbesmeier provided a reconciliation report dated July 1, 2022 and informed of the following:

**Balances:**

US Bank Checking: \$24,908.92

US Bank Savings: \$133,837.52

US Bank CD: \$20,238.71

First Resource Bank CD: \$11,927.96

Gina transferred \$10,000 from savings to checking. Normal monthly expenses were paid. Invoices for the park dues were sent out (If all dues are paid, this would generate \$198,660.00 for the park). Gina ordered pool supplies that will be provided to Glen and Wayne when they get shipped/delivered. Roger Cummings made a motion to approve the treasurer's report; Jeff Finch seconded; motion carried.

**Caretaker's Update:** Glen Kastner and Wayne Marklowitz informed that everything is going good. The second basketball hoop was installed and the weather-proof outdoor outlet was installed.

Glen called Ament Pool and Spa and they didn't seem like they wanted to come this far to take a look at the pool. As we have heard in the past, Valley Pools of Brainerd informed Glen they don't handle commercial pool repairs. Jeff Zabinski informed he'll stop in to Ament Pool and Spa to talk to someone as they seemed interested/willing to help when he stopped the last time. Wayne informed he received his pool certification. Wayne also informed there was a pool inspection a couple weeks ago and the pool passed. The inspector informed repairs to the pool need to be complete within the next 12 months.

Oscar Ehrnst finished the rock by the ATV parking space. It looks great! Now no one will mistake it for a boat landing in the making. The dirt was initially moved to clear the culvert that runs under that ATV parking space.

The leaves, etc. have been removed from the park grounds. Glen and Wayne will put a plan together to get black dirt and seed to eliminate erosion.

**Activities Committee:** Park Day is today starting around 1:00 p.m. Come join for kids games and prizes, pulled pork, popcorn, etc.

Jeff Finch informed park clean-up day went well. The committee made \$346 with lunch. Gina informed the park paid for two dumpsters and the County paid for one. Gina wanted to say thank you to everyone who helped and informed there were too many volunteers to name, but really appreciated the help of all. Everything went

smoothly. With the steel that was recycled, the funds received paid for the dumpsters so the cleanup essentially cost the park nothing.

**Road Committee:** Jeff Zabinski informed that a member of the road committee met with a County worker yesterday who is working on redoing the road from Leader to the park. This person informed that the “underburden” (several thousands of yards of dirt that is being removed) may possibly be available for the park to get for \$2 per yard delivered. The cheapest quote the committee received to date has been \$14 per yard. The road committee is proposing to do 10 miles of road, 9 inches thick (approximately 30,000 yards). This would cost approximately \$60,000 with an additional \$8,000 to spread the dirt and prepare the roads (dozer, grader, etc.). The road committee feels this would be a good investment. They understand it is a lot of money, but this opportunity most likely will not come again. The County worker thinks that at least 40,000 yards will be removed from the road and be available. They realize Class 5 will eventually need to top the roads, when funds permit. This dirt would build some of our roads back up, and cover the trees and rocks that are starting to come through. With prices from contractors, Jeff received bids costing nearly \$20,000 for one mile of road, adding only 4 inches. This opportunity is not a done deal. The committee is just looking for the go-ahead if a call is received to proceed. The County Engineer informed if they are hauling the dirt away, it will be more cost-effective to haul the dirt to our roads, rather than a location further away.

Gina Libbesmeier said with the current budget, she suggests getting the roads and landscaping taken care of and setting aside funds for the pool repairs next spring/summer. Gina informed some funds were set aside for the pool with the last budget. With the \$133,000 in savings, \$20,000 was set aside for landscaping and there was \$50,000 set aside for the pool. The Board and members in attendance agreed these funds should be reinvested in the park and not miss out on this opportunity to possibly repair up to 10 miles of our roads. Gina asked if the roads could be prioritized to repair the worst ones first. Jeff Zabinski informed the committee went around and has a list of the worst roads and which to add to first. Jeff Finch made a motion to approve \$75,000 be set aside for the road committee’s use; Oscar Ehrnst seconded; motion carried.

**Bylaws Committee:** Shawnda Prigelmeier informed that in June draft revised Declarations were provided to the Board to review and critique. The Board has made notes and comments in written form for the committee to review together. Once complete, the revised version will be provided to the attorney for approval, then the members. This will not happen before the annual meeting. Please be patient as this continues to be a work-in-progress and a very time-consuming endeavor for the individuals who volunteered to be a part of this committee.

**Old Business:** Tom Hansen met with Phil from Northfork yesterday. Jeff Zabinski joined. Northfork is ready to go with the project with the exception of the 6” drain tube. This piece of necessary material has been back-ordered and he has been unable to find them. Because of the lack of supplies, there is no start date for this project. Phil will reach out to Tom when the materials are available to proceed. Tom has been coordinating with Paul Albrecht to do the light poles at the same time as planned and previously discussed.

Tom Hansen talked to the beaver trapper – he got two out of the lake and five near Eastgate. Tom Hansen provided invoices and Gina sent payment. (Total of \$510 for these 7 and the 10 from earlier in the year.). Don Hendricks informed there are beaver continuing to plug the culvert on King Richard. Tom Hansen will meet with him after the meeting to see where this is happening and have the trapper take care of the beaver there as well.

**New Business/Open Forum:** Brian Diede of the water committee asked for a synopsis of the meeting where a decision was made to keep the outdoor water access outdoor. Although this was a closed meeting of Board Members only (that was an approximate 45-minute discussion), information was provided. Members can continue to fill small containers in the clubhouse utility sink. Wayne Marklowitz informed being at the clubhouse nearly every day, he has not heard complaints. Members seem receptive to the water being shut off. No Board Members reported complaints either.

Happy Independence Day! Be safe and thoughtful of neighbors when using fireworks. Katie Lewis made a motion to adjourn at 10:37 a.m.; Roger Cummings seconded; meeting adjourned.