

**Wilderness Park Home Owners Association
Monthly Meeting Minutes
July 1, 2023**

Meeting called to order by Jeff Zabinski at 9:34 a.m.

Board Present: Jeff Zabinski, Tom Hansen, Karen Ludwig, Oscar Ehrnst, Roger Cummings, Kari Koren, Jeff Finch, Kris Jackson, and Paul Albrecht

Absent: None.

Secretary's Report: Karen Ludwig provided minutes from the June, 2023 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; Tom Hansen seconded; all in favor, motion carried.

Treasurer's Report: Kris Jackson provided balances to the board members as follows:

US Bank Checking: \$5,934.71
US Bank Savings: \$48,852.25
US Bank CD \$19,806.89

Due to it being July 1st, Kris informed she was unable to get the bank statement to provide a reconciliation report. Kari Koren made a motion to approve the meeting minutes; Oscar Ehrnst seconded; all in favor, motion carried.

Caretaker's Update: Glen Kastner said they've been busy working on the pool. Glen said the pool needs vacuuming so he wasn't going to stay for the meeting. Glen and Wayne stated everything is going good. Thank you to Oscar Ehrnst for all your help. Wayne said many other volunteers contributed to the pool repairs as well. Thank you! They are working on finishing the pool shower. The gate is hung. Just one pole needs to go in. Glen said the inspector wants everything up and running before the inspection, but said we can open when the Glen feels it is safe.

Activities Committee: Cara Ballantine was not in attendance. Lori Musolf informed there is a parade today at noon, ice cream tomorrow, and bingo on Monday.

Road Committee: Jeff Zabinski said the committee met this morning. A motion was previously approved to cut back trees from the roads over 10 miles. The goal is to schedule this to happen in August. Once the budget is determined, they will look at what roads gravel can be added to. They are trying to keep things moving ahead. No members had any road concerns to share.

Bylaws Committee: See below.

Old Business:

Clubhouse/Front Entry – Jeff Zabinski is looking at getting materials. To save money, volunteers may construct the new entry.

Pool Repair – See caretaker's report above. Oscar Ehrnst, Kris Jackson and other volunteers removed the siding and Oscar Ehrnst and Don resided the pool shed. We went a little over budget so some of the old fencing was reused for the time being.

Bathroom remodel – Men's bathroom remodel is still on hold until the pool is finished.

New Business/Open Forum:

New Trail to Spider Lake. The Lake Country ATV Riders were approached by the DNR to make a trail from Leader to Spider Lake. They reached out to Jeff Zabinski to see if anyone wants to volunteer to join their club and assist in the creation and maintenance of this trail. They are potentially meeting the third Saturday of July at the Bear's Den. Their email is Lakecountryatv.utv@gmail.com. Reach out to them directly if interested. Jeff Zabinski said this club has assisted in the ATV classes that have been done at the park.

Donation of Bench. Eric Beehler said he and his wife would like to donate a new bench to put at the clubhouse by the lake. They will bring it up next weekend. Thank you.

Paving of Road from Leader. Jeff Jordan said the County is going to begin paving the road from Leader beginning the third week of July. He informed the County will be creating a 4' path for ATV's and UTV's to travel alongside the pavement. There is supposed to be a snowmobile trail as well. Just a reminder, make sure your ride is road legal.

Paddle Boats. John Orth and his wife purchased eight new bumpers to protect the paddle boats from banging around in the wind. He and Wayne are putting together a plan so the paddleboats can stay on the dock rather than being pulled over the rocks.

Bylaws/Declarations Committee. Jeff Zabinski spoke. He is sure everyone has gotten their packet in the mail. This committee was formed nearly three years ago. Many years ago, this park was not set up appropriately and not everyone is on the same page. We need figure out how to "restart" so to speak so that everyone is on the same page. It seems that this is an issue from many, many years ago that has come to light with member's titles and has been put aside. The members need to come together to fix the title issues together. That is all we can really say until the attorney is here at the annual meeting. We need to come up with questions for the lawyer and work together or this is going to be expensive.

Tom Hansen wanted to reinforce the point that no board member is here to push any issue or try to slip something by. The committee spent hours and hours trying to figure out what would be best for ALL members. There is misinterpretation when reading through the Declarations by many, board members included. The copy that was provided to the board in July for review was in more laymen's terms. The version you see now, is the attorney's interpretation of that draft. Tom Hansen, on behalf of the committee informed the committee is now dissolved and the board will be taking over to see this through to finalization. Thank you to all committee members.

Oscar Ehrnst reiterated a thank you to the committee. When the Declarations were first received by the board in July he thought it was good. That is what the board thought the revised version would look like. Since so many members were asking to see the revisions being made and it was the goal to get it to members prior to the annual meeting, the attorney's draft was mailed. Please keep in mind the board received this draft from the attorney just two days prior to it being copied and sent. Oscar stated when he read his copy of the document that members received, it was not as he expected it to be. The reason for this is because the lawyer changed it to cover everything in legal terms. Oscar feels the attorney made it too generalized. These Declarations are going to be looked through again and we are requesting the Declarations be revised to be "our" terms and read in a way that they are not misinterpreted. We want this simplified. With that being said, Oscar wanted to address some of the Facebook postings. Oscar informed he trusts everyone on this board. No one, under any circumstances, is guilty of any of the insults on Facebook. Please do not use Facebook in this manner. It helps no one.

Melissa asked why this lawyer? Vicki Mattson said they looked for lawyers and there aren't many that do this type of work. This lawyer does and has done this before, is familiar with Cass County, and was recommended to the committee. She also asked what if we can't all agree? The answer, then all the committee's work was for nothing and we dissolve – meaning no use of the clubhouse, no pool, no caretakers, and most likely minimum maintenance roads because the County/Township isn't going to want to maintain our roads. That and people living here will no likely get plowed out in the winter.

The attorney is coming to the annual meeting to explain the title issue and how we as a park move forward and what the process will look like.

Jeff Jordan asked for explanation of the term "unit" as the attorney set forth in the revised document. Tom Hansen said the committee struggled with understanding this as well. The attorney explained to them that it means that one lot is a "unit" and equally four lots could be a "unit." Each member would have an equal voice no matter how many "lots or parcels" a member owns and each member would pay one due of \$400 annually.

Annette Monson asked if there would be time for the board to come together to put together a list of pointed questions for the attorney. She expressed concern of legal fees and the attorney's time. It would be beneficial if the park and its members has one voice and one list of questions to address the concerns raised by all. Jeff Zabinski said we will have to find the time. Oscar seconded this. Jeff Finch asked that all members send questions/concerns to the park's email so the board can gather the questions to ask of the attorney at the annual meeting. Please copy and paste or note the part of the Declaration that you have a question on to simplify for the board members going through to gather the thoughts of all. **Please submit all questions to the park's email by July 20th so the board can go through them and narrow down a list to present to the attorney.**

Mike Noelting stated he agrees that everything needs to be rewritten and appreciates the efforts of all, but he has concerns about land use. If you have a camper, you will be required to put in a well and septic. This is how the original read. This is also a County regulation. There is no way everyone will agree on everything. Jeff Zabinski said no one in this park is in compliance with the Declarations as they read now.

Vicki Mattson wanted to say the attorney coming in August is a good idea. We need to get answers from the attorney on WHY we need to change the Declarations. Lori Musolf is going to research options for other attorneys, if necessary.

Oscar Ehrnt made a motion to adjourn at 11:05 a.m.; Tom Hansen seconded; all in favor, meeting adjourned.