

**Wilderness Park Homeowners Association
Monthly Meeting Minutes
August 7, 2021**

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

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

Absent: Gina Libbesmeier

Secretary Report: Karen Ludwig

Minutes/updates from July, 2021 were made available to board members and attendees at the meeting. A moment was provided to read through the minutes. Jeff Finch made a motion to approve the meeting minutes; Roger Cummings seconded; motion carried.

Karen Ludwig informed she replaced the batteries and pads in the AED unit. Also, because of members feeling uninformed, the agenda was posted to the home page of the website and the monthly minutes will be on the information board in the basement of the clubhouse as soon as able.

Treasurer's Report: Gina Libbesmeier was absent at the meeting but provided the reconciliation reports to Karen Ludwig which were provided to the members in attendance. Gina reported through Karen:

Balances:

US Bank Checking: \$60,175.59

US Bank Savings: \$63,829.15

US Bank CD: \$20,216.76

First Resource Bank CD: \$11,914.54

Deposits for the month included \$28,508.00; expenditures included regular monthly utilities. Katie Lewis made a motion to approve the treasurer's report; Roger Cummings seconded; motion carried.

Caretaker's Report: Tim Brix did not provide a report at the meeting today.

Activities Report:

The activities committee is hosting an ice cream social tonight and continues to put signs out to inform/remind member of scheduled activities. On Saturday, September 4th there will be Build-a-Burger, Bingo and a Silent Auction. Volunteers are still needed for Build-a-Burger and Bingo. There is a sign-up sheet on the board in the clubhouse if you are able to assist.

Jeff Zabinski informed due to interest, he is looking into another date for ATV classes this fall, after Labor Day. He is proposing to hold two more classes, a morning (park members, and their families only) and an afternoon class (open to public). Dates will be posted on the website once determined.

Doreen informed that the activities committee is looking into replacing the tables upstairs at the clubhouse. She has access to round folding tables that would seat 8. She informed there is not enough money in the committee's account for chairs too. After some discussion, this topic was tabled to get members' opinion at the annual meeting.

Road Committee:

Jeff Zabinski spoke on behalf of the road committee and informed the gravel that was approved at the last meeting was placed a couple weeks ago. A couple members informed that they had the gravel tested and believed it to be of poor quality and not "class 5" gravel. A report was provided. The road committee will look into this. Other members spoke and were of the opinion the roads are much improved.

Jeff informed the committee is are now looking at digging out some ditches. He also informed the County approved a permit to repair the parking lot (ATV turnaround, etc.) near the clubhouse. The committee will be working on finding a contractor to complete these repairs.

With the new dues structure, they are working on getting a program set up with hopes to improve five miles of gravel per year.

Bylaws Committee:

Vicki Mattson spoke on behalf of the bylaws committee and informed the committee has been continuing their efforts in an attempt to stay on task and get a preliminary draft of the Declarations available for review by the members as soon as they can. They are meeting again today and reported they are almost done with the Declarations.

A member was concerned about how the amendment of the Declarations and Bylaws will be presented to the members for approval. The committee assured that the amended documents will be provided for all members to vote on and approve. These drafts won't be provided in the next few months. This is still going to take some time.

Old Business:

Birch Park Swim Raft: Paul Albrecht noticed the swim raft that was anchored in the lake at Birch Park was taking on water, sinking the pontoons. Paul Albrecht purchased an old pontoon and replaced the catamaran raft with the pontoons last weekend. This larger raft will accommodate more swimmers and not tip so easily. There is also a ladder to get on and off a little simpler.

Outdoor Water Access at Clubhouse: Vicki Mattson spoke first and informed she and her husband bought their lot(s) in the park in 1999; and at that time, they brought their own water from home. Sometime later, a friend said people would fill up a gallon of water on the side of the clubhouse. Instead of people driving ATV's up to the clubhouse, the park installed the fill-up by the shed. Shortly later, members started washing cars, ATV's, etc. and on occasion leaving water run. The water spigot by the shed was to be for members to get a gallon of two of water. The hose was taken away since this became a problem. Now members are filling 250-gallon tanks. Some members believe the park should not have to pay for the pump to run constantly to continue to fill up large tanks on such a regular basis. Another member indicated the same and agreed. A member informed the DNR is concerned about where all the dirty water is draining from washing.

A newer member thought the water shouldn't be shut off as it has been on for years. This member thought there should be a solution. She also informed there was no sign that said you couldn't wash ATVs there. It was stated that there was a sign at one point, but someone took it down.

A member stated the situation with a child being mis-treated at the water fill-up was an isolated incident and all members shouldn't be punished for this one incident. This member also said shutting off the water will result in more people showering and using the clubhouse which will result in the septic at the clubhouse filling up, more wear and tear on the water heater, water softener, etc.

It seems there is a lot of misinformation circulating. Please refer to the link on the website to get the "official" park Facebook page if you want to use that resource for information. The best source of information is to come to meetings. The more people that attend, the more solutions relayed to attempt to solve any problems that arise together. Members continued to throw out ideas. There was no way to sum up it all, but the following are some other ideas that were voiced:

A member informed a spigot should be available for the season to fill no more than a 5-gallon container at a time.

A member suggested the park should buy a lot and drill a well somewhere other than the clubhouse site for members to drive thru and fill their water containers.

A member suggested putting a valve in to lower pressure.

A member that lives near the clubhouse voice concern about the well at the clubhouse going dry and concerns if will their well would go dry too? Is it in the same water vein?

A member informed he thought two or three weekends a summer to fill water would be sufficient, then the water could be shut off. Another member stated this would just create a traffic jam and more upset individuals as so many members would be lined up the road waiting for their turn.

A member thought there may be outside sources that can monitor usage so members can be charged for the use of the system (water).

Members continued to throw out ideas. Tom Hansen informed there is only so much the park can do with the funds it has and the budget it has. He also looked into the cost for a seasonal camper site and discovered a most campgrounds charge \$2,900.00 or more for a family seasonal site and some charge for overnight visitors at a rate of \$10.00 per adult and \$3.00 per child per night. He also was informed is costs \$60-80.00 to park a camper in a state campground overnight.

A member believes 75% of the lots in the park are campers. He voiced the members should stop simply reacting, since the problems have been identified, and the members should look to the future. He also believes if the park cannot fund a remedy and is falling behind, all should pay more dues to supplement these costs.

A member would like a sign in the bathroom to keep mud outside. This member saw a woman hosing off her muddy clothes in the showers.

Jeff Zabinski informed in the last 15 years the park members have essentially doubled. This is the problem. His main concern is a waste. Where does all the grey/black water go? A solution is going to have to be reached at some point. Another concern was where is the blackwater going from the campers that are taking the water? A member also suggested installing an RV dumpsite.

Tom Hansen made a motion to leave the water on for the remainder of the season (to be shut off before freeze-up and no later than October 1, 2021) and to remain shut off next spring. If a solution is presented to the board for metering, etc. those options for solutions would be discussed during the off-season with hopes to find a solution to turn the water back on. Roger Cummings seconded the motion. There were no objections. Motion carried.

A committee was established to seek solutions to bring to the board. Those who volunteered include: Brandon Weis, John Spillers, Rob LaFleur, Brian Diede, Patty Gregory, David Ritter, Rob Bolnick, Alan Majeski, Tiffany Carlson, Josh Ostrowski, and Katie Lewis.

Members Interest in Running for the Board: No new interested members to run for the board.

New Business/Open Forum:

Tom Hansen spoke to TJ's Landscaping to provide a quote for repairs to eliminate heavy rain water from flooding the clubhouse. He is hoping to have a quote to present at the annual meeting. A culvert would be installed to get the water away from the building and slope the ground to avert the water flow. There was prior discussion about pool repairs at the same time. The landscaper informed the two projects should be done separately. He informed everything is booked out for the year so if approved, this would be a repair next year. He'll have more information to come.

A member asked what causes the roads to be washboard-like. The answer is traffic. We need rain to grade the roads so we can put things back together again. Grading the roads while they are dry will do nothing. A member asked why the county isn't responsible for the roads. Jeff Zabinski informed he went to a township board meeting, similar to what prior members have, and was informed that since the roads are privately owned, the county cannot come in. The dedication on the plat indicates the roads are owned by the park, privately. Another member said we as members should be careful what we wish for as many of the township roads are in worse repair than those of the park.

Paul Albrecht made a motion to adjourn at 10:54 a.m.; Tom Hansen seconded; motion carried.