

**Wilderness Park Home Owners Association
Monthly Meeting Minutes
August 6, 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, Katie Lewis, Oscar Ehrnst, and Jeff Finch

Absent: Roger Cummings

Secretary's Report: Karen Ludwig provided minutes from the July, 2022 meeting to board members and attendees. A moment was provided to read through the minutes. Tom Hansen made a motion to approve the meeting minutes; Oscar Ehrnst seconded; motion carried.

Treasurer's Report: Gina Libbesmeier provided a reconciliation report dated August 2, 2022 and informed of the following:

Balances:

US Bank Checking: \$81,049.33

US Bank Savings: \$123,838.61

US Bank CD: \$20,238.71

First Resource Bank CD: \$11,932.42

There were \$70,370.60 in deposits for the month. Gina made payments for normal monthly expenses as well as charging of the fire extinguishers. Jeff Finch made a motion to approve the treasurer's report; Katie Lewis seconded; motion carried.

Caretaker's Update: Glen Kastner and Wayne Marklowitz informed that everything is running smoothly.

Glen said things didn't go as planned with mowing the ditches and the mower broke down. The ditches need to be cleaned out so that we can hire someone to come mow again. Glen informed he and Wayne didn't get around to cleaning brush out of the ditches yet. They have been busy with other things. Gina Libbesmeier asked if a ditch clean-up weekend should be planned since so many trees went down this year. Wayne thought this is a good idea. Annette Monson suggested checking into Cass County Sentence-to-Serve to come help clean ditches. Glen Young informed the bigger trees in the ditches need to get cut down and removed too so the mower can get through. **Please be aware the roadways are a 66-foot right-of-way with the exception of Archer (which is 40-foot). The caretakers and volunteers will be cleaning ditches and may be taking down trees from properties near the roads.** Please reach out to a board member if you are willing to volunteer to assist. As in the past, we will be planning to have the ditch clean-up after the October meeting. The park will also rent a wood chipper as we have in the past. If members want to start doing some cleaning on their own to limit people coming on your property, please do so. The activities committee may put together a meal for volunteers that day. Stay tuned for more information.

Wayne informed the two issues mentioned on Facebook have been resolved. The fire extinguishers were updated and five new ones were purchased so the clubhouse is compliant. The AED unit is getting shipped to Tennessee for repairs; however, there is a loaner in the clubhouse with child and adult pads until the park's is repaired.

Jeff Zabinski asked what the pool inspector informed needs to be repaired by next year. Glen indicated the loose tiles need to be fixed/replaced by next pool season or we cannot open next year. Glen said he tried calling companies, as others have in the past, and cannot get a response from anyone. Glen said the inspector provided a report with specific details. Gina had the report which indicated the tiles need to be repaired by June 9, 2023.

Glen said if it rains an inch or two, the water stays in the bathroom entry and goes toward the door. Some landscaping needs to be done to slope the ground around there so the dirt is sloped appropriately. This is a work on progress. Glen and Wayne said the deck also needs to be stained and some screws are coming loose. This is on their agenda to work on as well. Paul Albrecht took the boards off of the old swim raft and put them in the shed to swap out picnic table boards if needed. Glen and Wayne will work on that too.

Activities Committee: Jeff Finch said Park Day was successful. The committee made a profit of just over \$300. The ice cream social last Friday was a bit of a flop. Jeff said he didn't have much time to promote the event as he would have liked and quite a bit of ice cream and fixings are left over. Jeff informed someone approached him about using some of the funds to put a disc golf setup on the clubhouse grounds. He will look into that once the landscaping is done. Saturday of Labor Day weekend there will be activities at the clubhouse. He's hoping to have another ice cream social then. Tom Hansen said the pulled pork on Park Day went over really well. Tom suggested planning something for dinner the evening of the Fourth of July next year since so many members are around. Jeff said he'll keep that in mind.

Road Committee: Jeff Zabinski informed that the contractor that was bidding on the road from Leader who would have sold us dirt for our roads, did not get the job. Disappointing. Moving forward, the committee is trying to get bids for ditches and they have been unsuccessful as companies are booked and unresponsive. They are still looking into getting some gravel before winter. Glen Young indicated he has a few roads that he knows of that are ready to gravel. Briar needs some fill before gravel. Glen said Mohawk is bad and needs to come up quite a bit. Please reach out to a road committee member if you know of a road that needs to be added to their problem list. The committee is looking for a place to put dirt from cleaning out the ditches until it is decided where it should be placed. They are looking into that as well. It was suggested placing it on the ski hill outlot. Jeff Zabinski is going to follow up with the company he heard from previously that quoted \$14/yard to see what the current rate is. Wayne, Glen and the road committee will work on marking trees that need to be removed during ditch clean-up. Wayne informed he has a box of green 1" tape the DNR uses. He offered to use this to mark trees.

Bylaws Committee: Corinne Young informed the committee is trying to be as thorough as they can working on the Bylaws and Declarations. They are meeting again in September and hoping to finalize soon. The drafts will be provided to the board, the attorney, and the members for a vote. Tom Hansen informed the committee went through the covenants completely, provided them to the board, the board provided their thoughts and there were not many changes. This is a positive step forward.

Old Business:

Landscaping. Tom Hansen has been coordinating the landscaping project around the clubhouse with the board awarding the bid to North Fork Excavating. The project was scheduled to start mid-June early July. He has followed up repeatedly with North Fork and has had some major struggles connecting and getting a response to the status of the project. One reason for the project delay was the supply chain issues with the underground drain pipe for the rain gutters. The start date is now currently set for September 8th and 9th.

New Business/Open Forum:

Park Manager. Jeff Zabinski voiced that he believes the park is getting big enough that we should consider looking into hiring a park manager. Jeff will be bringing this up at the annual meeting. Keith and Annette Monson suggested putting all the park documents on the cloud so that the board members all have access. Gina asked that Keith Monson assist in putting together a quote or options for setting this up. Tom Hansen made a motion to move forward; Oscar Ehrnst seconded. Keith Monson will get options for the board to decide on but believes this would be approximately \$500/month for licenses.

Annual Meeting Prep. Gina informed she is not running for another term. She informed she will keep things going after the annual meeting, if the board approves, until September when a new treasurer is voted in. She will then work with that individual to get them up to speed. Jeff Zabinski would like to work on getting a list of things that need to be done regularly/annually. Tom Hansen and Katie Lewis also have terms that are up. They

will be running for another term. Carrie Koren from Clear Lake expressed an interest in running to be on the board. Carrie informed she works as the city clerk/treasurer in Clear Lake and is on the fire department. She has been a member here for two years and wants to contribute to the park.

The meeting will be outside, weather permitting, so plan to bring a chair. Gina suggested having coffee and donuts available for the meeting. Jeff Finch will make coffee. Gina will get donuts.

Jeff Zabinski said with the park growing, we should look into purchasing equipment. It may be wise to get rid of the park truck and get some type of tractor for use. Glen said the park still doesn't have anything to pick up leaves. Wayne indicated it may be wise to rent something 2-3 times a fall rather than buy an attachment for the lawn mower. Jeff indicated Angela Rhode said she could maybe get a deal through her work. Gina will work with Wayne and Jeff to pick this up a pull-behind yard vacuum of sorts.

Jeff Finch made a motion to adjourn at 10:57 a.m.; Tom Hansen seconded; meeting adjourned.