

**Wilderness Park Home Owners Association
Monthly Meeting Minutes
August 5, 2023**

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

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

Absent: Tom Hansen and Jeff Finch

Secretary's Report: Karen Ludwig provided minutes from the July, 2023 meeting to board members and attendees. A moment was provided to read through the minutes. Oscar Ehrnst made a motion to approve the meeting minutes; Roger Cummings seconded; all in favor, motion carried.

Treasurer's Report: Kris Jackson reconciled the accounts and provided balances as follows:

US Bank Checking: \$75,613.58

US Bank Savings: \$48,855.28

US Bank CD \$19,806.89

Many dues have been paid. There is still a lot outstanding. Karen Ludwig made a motion to approve the meeting minutes; Oscar Ehrnst seconded; all in favor, motion carried.

Caretaker's Update: Glen Kastner indicated the pool inspector said the pump needs to push more water through to circulate more chlorine. The automatic chlorine feeder is made for an 8-10,000 gallon pool and our pool is 48,000 gallons. Glen said he has a new pump on order to remedy the situation. Wayne Marklowitz said the inspector last year never mentioned this issue. *Please note: the pool is working great and it is safe to swim.*

Glen Kastner said someone put pickle-ball lines on the tennis court. Glen suggested putting pickle-ball nets up and taking the tennis net down as no one plays it.

Glen said he seeded the lawn that was recently landscaped and is watering it every day. Bathroom remodel will resume after Labor Day.

Activities Committee: Kris Jackson informed movie night is tonight. Brice Grafstrom said if there are certain activities that seem to be of interest to many, it would be nice to make them annual events on the same day/weekend each year so it can become routine and more members can participate – maybe three or four big events per season like the parade or Halloween in July. Thank you, Cara for all of your efforts!

Road Committee: Jeff Zabinski said the committee had a mile of gravel brought in – some on Poplar and Iroquis Loop.

The committee is working on getting a map together to show members what roads are being cut back by Engberg Logging later in August. If your property is on one of these roads, please remove flags or anything from the trees and contact a board member if you want the wood from the trees and not have them chipped.

Wayne Marklowitz said he marked culverts that did not have t-posts. He and Glen will be purchasing posts and marking those.

ALZ Landscaping mowed the ditches again this year.

Bylaws Committee/Declarations: Karen Ludwig indicated no members sent questions for the attorney to the park's email. She also advised she emailed the attorney to confirm his attendance at the annual meeting on August 19th. He confirmed, he is planning to attend.

Old Business:

Clubhouse/Front Entry – The board is working on pricing out materials.

Pool Repair – The pool inspection/repair was addressed in the caretaker's report.

Bathroom Remodel – Men's bathroom remodel will resume after Labor Day.

New Business/Open Forum:

Vicky Mattson asked how the board determines if there is a new member and when properties change hands. The County does not inform the board. We rely on members to inform the board when these transactions take place. Please email the park if you have a change of address or know of a change of ownership. A member suggested the requirement of a re-sale certificate. With so many properties changing hands by Quit Claim Deed, this would be impossible to require/monitor.

Brice Grafstrom is working on restocking the fish in the lake. Please reach out to him if you are interested in making a donation.

Jeff Zabinski, Roger Cummings, and Jeff Finch are up for re-election. All three are interested in re-running. Rob Lafleur announced he will be running for a position as well.

Kari Koren made a motion to adjourn at 10:16 a.m.; Kris Jackson seconded; all in favor, meeting adjourned.