

Wilderness Park Homeowners Association
Meeting Minutes
August 10, 2024

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

Board Present: Jeff Zabinski, Tom Hansen, Oscar Ehrnst, Rob LaFleur, Brice Grafstrom, Kris Jackson, and Karen Ludwig

Absent: Paul Albrecht and Kari Koren

Tom Hansen made a motion to approve the agenda; Brice Grafstrom seconded; all in favor, motion carried.

Secretary's Report: Karen Ludwig provided minutes from the July, 2024, meeting to board members and attendees. A moment was provided to read through the minutes. No alterations were requested. Karen informed last Friday there was another attempted Authorization testing around 3:40 am. There were more than 70 attempts in approximately 10 minutes. Our account was frozen by the card processing company. The hyperlinks were deleted and redone. If you want to pay by card, the new link can be emailed for use. Oscar Ehrnst made a motion to approve the meeting minutes; Brice Grafstrom seconded; all in favor, motion carried.

Treasurer's Report: Rob LaFleur provided reconciliation reports for the month of July, 2024, and advised of account balances as follows:

US Bank Checking: \$54,863.40
US Bank Savings: \$79,813.41
US Bank CD: \$20,475.92

Deposits for the month were \$62,090.00. Karen Ludwig made a motion to approve the treasurer's report; Kris Jackson seconded; all in favor, motion carried.

Caretaker's Update: Glen Kastner/Wayne Marklowitz. Wayne said they continued to finish the work at the clubhouse that was started last fall. Plumbing inspection is scheduled for next week.

Wayne said trailers and RV's have been traveling down the road with their grey water/black water open and draining behind. Waste water should not be dumped on the roads. There has also been toilet paper/debris seen on Eastgate. Please dispose of your waste appropriately.

Glen said the pool inspector called to see if the pool would be opening. Glen said it will take him an entire week to get the pool ready to be opened. The breaker box still needs to be moved prior to opening. It was suggested that it doesn't pay for do all the work to open for two weeks.

Discussion among board members:

Tom Hansen asked about the culvert by the clubhouse. Jeff Zabinski said the County suggested a sediment pond be installed as the runoff was too close to getting into the lake. Pressure testing needs to be done before it can be covered back up. The rock placed will remain to slow the water.

Oscar Ehrnst thinks we should dedicate \$5,000 for a retainer for an attorney for potential upcoming events. Oscar Ehrnst made a motion to set aside \$5,000 for this retainer; Brice Grafstrom seconded; all in favor; motion carried.

Activities Committee: Shannon Marklowitz informed there was a movie night hosted last night. Approximately 20 people attended. There is an ice cream social today after the meeting. On September 1st there is a sort of craft fair. Shannon requested suggestions on items the activities committee could invest in.

Declarations: Laura Kerfeld informed they sent everything to the lawyer's office and they are waiting for a response from him on the answers to the questions they had and clarification on some items. The next step would be the attorney updating the actual document.

Road Committee: Tom Hansen informed he and Don Henricks met with a contractor about cutting trees back on Meadow Lake Road. He and Don received a quote of \$3,800/day from Environmental Advantage, LLC. Trees would need to be marked. This company thought it would take three days. Another company (Paul Darek out of Staples) was called for a second quote that was \$4,000 / day and thought it could be done in one day. Paul Darek said he thinks he could fit it in the schedule this fall. Engberg still may be interested but said to call back in several weeks.

Jeff Zabinski said there are various culverts that need to be repaired. The park had approximately one foot of rain in the past couple of weeks. Nanik is trying to get the roads back in to shape.

Wayne said the culvert at Robbinhood and Archer is full and needs attention.

Member Participation:

Thank you to Eric Beehler for building the podium.

Laura Kerfeld asked how many lots are being charged \$400 and how many lots are charged at \$20. Rob LaFleur informed he has started a spreadsheet by looking at Cass County Interactive Maps. Rob will look into it.

Old Business: Addressed above.

New Business/Open Forum: None.

Karen Ludwig made a motion to adjourn at 9:58 a.m.; Rob LaFleur seconded; all in favor, meeting adjourned.