

**Wilderness Park Home Owners Association
Special Board Meeting Minutes
September 16, 2023**

Meeting called to order by Paul Albrecht at 9:33 a.m.

Board Present: Jeff Zabinski, Tom Hansen, Oscar Ehrnst, Kris Jackson, Paul Albrecht, Rob LaFleur, Kari Koren and Brice Grafstrom.

Absent: Karen Ludwig

Proposed Agenda: Special meeting agenda was posted on Wilderness Park's website & the door of the clubhouse. Noted: *Other items may be added as needed*

- Maintenance Equipment
- Security System
- Platform for meetings
- Clubhouse Repair
- Clubhouse Grounds

Platform for meetings: Meeting called to order. Paul Albrecht started to explain the 'why' the special meeting was called. Essentially informing members today's special meeting will not be open forum. Jay Hart yelling over Paul speaking shouting "ONE SUBJECT!" while another member turning and asking, "DUDE! what's your objective?" Paul stated he does not need to be subjected to this and will walk out if we continue to be treated this way. Paul Albrecht highlighted we as board members are getting negative feedback for running what members have termed "illegal meetings." Paul highlighted research he's done in regards how to conduct our meetings. Our current 317A which does not have much for limitations mentioned for such meetings. Reasoning why we need to update our current by-laws. He referenced Article 6 section(s) 2 & 3. Please see illustration snipped from the by-laws on the Wilderness Park website below:

Section 2: SPECIAL MEETINGS: Special meetings of the Board of Directors shall be held when called by the President of the Association, or by any two directors-; after not less than three (3) days' notice to each Director.

Section 3: QUORUM. A majority of the number of Directors shall constitute a quorum for the transaction of business. Every act or decision done or made by a majority of the Directors present at a duly held meeting at which a quorum is present shall be regarded as the act of the Board.

Oscar Ehrnst suggested placing a time limit on the amount of time we will spend on open forum and provide each member 2 minutes. This idea relates to our digital meetings once ready. Tom Hansen mentioned all the by-laws are currently on the website and we're following those rules. Kris Jackson also while speaking requested courtesy, or she too will also leave the meeting.

Clubhouse Grouds/Repairs: Jeff Zabinski ran it by the board to get additional concrete in to finish the grading needing approximately 1 yard of concrete. Objective is to finish the concrete pour in the pool area while insuring correct grading. Some additional discussion on the details of the run-off not going towards the well. Will need to get some rock in place at the end of the run, place a cover around the well area to protect from water running into our well. Place a membrane for the wintertime as a temporary fix. Glen Young mentioned while the ramp

is off to work on grading and landscaping to make sure we have proper run off from the building (Issue noted on the rotten wall fixed from improper run off). Tom Hansen requested from Oscar Ehrnst to be brought up to speed on the rain gutters. The gutter service refused to run the gutters toward the lake, need 75' of drain soil. Oscar Ehrnst needing a critical decision, decided on how to run the gutters and offered to cover the \$125 expense to remedy.

Front Entry Way: Kris Jackson worked on receiving quotes from: Maple lake lumber 2 windows (thermo techs) siding (LP smart side already painted), steel roof preferred over shingles, approximately \$12,000. Builders for source of out Pequot Lakes some materials missing vs. Maple lake quote estimated of \$10,500. Noted: Ordering trusses and windows are about 4 - 10 week's out. Jeff Zabinski received a price quote from Royalton lumber for \$8,300 (shingle roof does not include windows or doors). Brice Grafstrom. asked what we have for a budget confirmed it's \$20,000. Kari Koren motioned to go with Jeff's quote from Royalton lumber quote adding steel roof to the original (not shingle) Kris Jackson seconded; all in favor; motion carried.

Maintenance Equipment (Lawn Mower): Jeff Zabinski discussed with Angela Rhode (Angela's discount 15 – 18%) to purchase a lawn tractor 54" deck (best to fit on our trailer) estimate \$8,600 net 15% off the \$8,600 (w/\$7,310). Paul mentioned a used machine X500 Select Series Lawn Tractor, on Facebook marketplace in Shakopee asking \$3,200 hoping to offer \$3,000. Brice motion to buy the X500 Select Series Lawn Tractor machine in Shakopee seconded; all in favor; motion carried. Tom Hansen Motion approved to purchase. Plan B: Husquavarna \$4,401 Kari Koren made a motion Oscar Ehrnst seconded; all in favor; motion carried.

Conferencing & Camera system: Keith Monson (project lead) provided two handouts at the meeting \$108 per user for Microsoft suite first year, and \$191 per user next year. Office 365 will be \$2,400 per year. Keith noted current internet provider will not support these applications. Keith is going to talk with TDS to see if we can improve our internet service. To buy the hard drive will be \$700. Keith recommended "recording to start and not to do the LIVE FEED out the gate." Keep recording with a membership on a website requiring secure login. The proposal Keith presented exceeds the motion Josh Ostrowski motioned at the annual meeting.

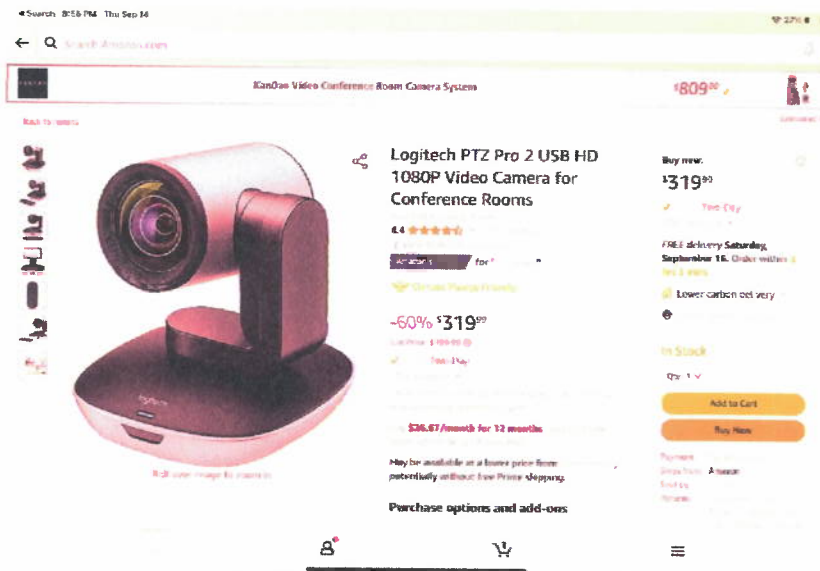
Reference Annual Members Meeting Minutes August 19, 2023 "Josh Ostrowski made a motion for the purchase of recording equipment and a Zoom subscription to have a means of recording the meetings. He is estimating it would cost approximately \$2,000. Katie Lewis seconded; majority in favor; motion carried."
"Mike Kerfeld made a motion not to post the budget or financials for any public to view on the website; Kelly Daniels seconded; motion carried."

Agreed collectively as a group the objective to move to a digital meeting platform, however many details and additional information needs to be collected prior to doing so. Tom Hansen motion to table Oscar Ehrnst seconded; all in favor; motion carried.

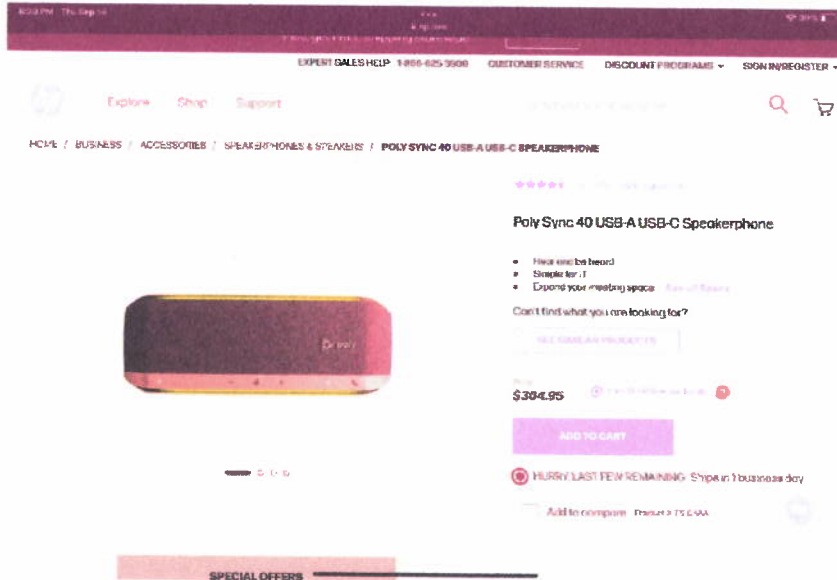
Kari Koren made a motion to adjourn at 10:36 a.m.; Kris Jackson seconded; all in favor, meeting adjourned.

Wilderness Park Home Owners Association IT Video Equipment Proposal

- ✓ Note will need to have a laptop or computer to hook this to.



Speaker Phone



Keith Monson

Wilderness Park Home Owners Association IT Video Equipment Proposal

EMAIL for all board members and Care Taker and activity committee

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Keith Monson