

**Wilderness Park Homeowners Association
Monthly Meeting Minutes
September 4, 2021**

Meeting called to order by Jeff Zabinski at 9:30 a.m.

Board Present: Jeff Zabinski, Gina Libbesmeier, Tom Hansen, Karen Ludwig, Katie Lewis, Paul Albrecht, Roger Cummings, Jeff Finch, and Oscar Ehrnst

Absent: None.

Election of Officers: President – No other board members were interested in taking the role of President. Roger nominated Jeff Zabinski to continue in this position; Gina seconded; Jeff accepted.

Vice President – Roger nominated Tom Hansen; Gina nominated Jeff Finch – Jeff Finch accepted; Tom Hansen accepted as well. Board members submitted their votes. Tom Hansen had five votes; Jeff Finch had four. Tom Hansen accepted the role as Vice President.

Secretary – Jeff Zabinski nominated Karen Ludwig; Roger Cummings seconded. Karen accepted.

Treasurer – Tom Hansen nominated Gina Libbesmeier; Roger Cummings seconded. Gina accepted.

Secretary Report: Karen Ludwig

Minutes from August, 2021 were made available to board members and attendees at the meeting. A moment was provided to read through the minutes. Tom Hansen made a motion to approve the meeting minutes; Jeff Finch seconded; motion carried.

Treasurer's Report: Gina Libbesmeier provided the reconciliation reports to the members in attendance. Gina reported:

Balances:

US Bank Checking: \$125,451.99

US Bank Savings: \$63,829.65

US Bank CD: \$20,216.76

First Resource Bank CD: \$11,914.54

Deposits for the month included \$106,658.80; checks were issued for payroll and routine expenditures.

Katie Lewis made a motion to remove Robyn Willette as a signer on all banking accounts of the HOA including the US Bank Checking, US Bank Savings, US Bank CD and First Resource Bank CD; Gina seconded; motion carried. Gina Libbesmeier made a motion to add Tom Hansen as a signer on all banking accounts of the HOA including the US Bank Checking, US Bank Savings, US Bank CD and First Resource Bank CD pending the results of his background study; Katie Lewis seconded; motion carried.

Karen Ludwig 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 as he had a funeral to attend. The pool will be closing on Monday for the season. The repair to the clubhouse gutters has begun, but is not yet finalized.

Tom Hansen suggested since it seems every year there have been issues with water freezing near the men's room, action should be taken in the next couple of months to resolve the issue before winter. Jeff Finch agreed.

Tom Hansen would like to pull the tiles back and add insulation so the pipes don't freeze up again this winter. This will be added to Tim's list to do. Tom suggested insulating the sill-plate rather than insulating the pipe so heat can still get to the pipe. Jeff Zabinski suggested looking at the plumbing at this time too.

Gina suggested making a list for each Tim and Glen so they both know what needs to be done to prepare clubhouse and surroundings for winter.

Tim Brix informed Jeff Zabinski that more stop signs are needed around the park. Jeff ordered 20 signs and 20 poles for Tim to install. Jeff hopes to get them up here sometime this week.

Tom Hansen and Paul Albrecht met with Glen Kastner while he was removing the cover from the pool this morning. Tom said Glen was struggling to roll it up as it's approximately two feet too narrow on both sides and about three feet short at the end. Tom wondered if the pool is losing heat overnight or if we should look into getting a larger cover to fit the pool. We may need to look into a new roller to. Jeff Finch suggested when a quote is obtained for update/repair of the pool this could be put into the estimate as well. All agreed.

Roger Cummings made a motion to accept the caretaker report; Paul Albrecht seconded; motion carried.

Activities Report:

Doreen Mages informed tonight is the last night for the summer activities.

She informed the committee purchased another paddle boat that will be parked at Birch Park next year. Doreen provided Gina with the Bill of Sale. Gina will get the registration.

Paul Albrecht and Jeff Zabinski will be hosting another ATV course on October 2nd after the meeting – one session to begin at noon and another at 3:00 p.m. The activities committee will be serving taco in a bag from 11:00 a.m. – 1:00 p.m. Jeff confirmed that one of the individuals who assisted in June from the ATV Club will assist again as well.

Doreen said the activities committee will help the road committee to promote October 2nd ditch cleanup. Watch the website for more information.

Road Committee Report:

Ditches along Meadow Lake Road were brought up at the annual meeting. The road committee will be meeting to address the concerns. Jeff is having the members drive around to come up with a list of problem areas that need to be addressed before winter. They plan to meet prior to the October meeting to have a plan to report. If anyone has a complaint or a suggestion, please reach out to a member of the road committee.

Tom Hansen asked if there was any more discussion about putting 2" down on roads rather than 4" to cover more roads next year. Jeff Finch suggested the roads need to be assessed to determine if this would be appropriate. It was suggested that the roads that have been more neglected may need more than 2" of gravel to effectively repair.

There are trees/logs coming up on various roads – Mohawk, Archer, Sherwood Drive. The committee is working to prioritize and address these as well. There is also sand washing out in other problem areas that they've noticed.

The gate at the end of Arrow has seen better days. Since it keeps getting knocked down, it's getting ruined. This will need to be repaired or fixed too. The board is considering moving rocks from the front gate to place at the end of Arrow to replace the gate.

Jeff asked for any volunteers to be on the road committee. There are currently 8 people on the committee. Jeff informed he tries to relay as best he can, but would like members to realize he is also just a volunteer and no road expert by any means. Donald Hendricks volunteered to be on the road committee.

Ditch cleanup and trimming will take place again this year on October 2nd after the meeting. In years past, the cleanup began immediately after the meeting. Volunteers break up in groups to go out and clean up the ditches or trim anything hanging over the road that may get in the way of the snow plow or grader.

Bylaws Committee Report: Nothing new to report. They are meeting after the board meeting today.

Water Access Committee Report: No report at this time. They are working on getting together and gathering ideas.

Old Business:

Gina Libbesmeier brought up getting the key strikes installed for clubhouse rental and the utility closet. A quote was obtained from Heartland. The cost would be \$1,900 for one reader, wiring and programming. If Heartland would give a discount to install strikes on two doors at the same time, rather than one now and one next year, it would save some money for programming. This is being considered. Karen Ludwig will follow up with Heartland to get more information.

Landscaping update: Tom Hansen reached out to a couple of landscapers. Only one was willing to meet with him in person at the clubhouse. The bid he received included removing a number of sidewalk sections, rocks along the north side of the building (opposite of the Lake) and installing a 4" smooth drainage pipe underground. The three downspouts from the rain gutters will be plumbed into it so the water collected will exit out under the sidewalk near the culvert on the west side of the building (Parking Lot side). Dirt will then be brought in to raise the elevation along the building, new landscape fabric installed and repositioning of the rock. The sidewalk section will be poured with new concrete with the correct slope so the water will run away from the building. On the south side of the building (Lake side) the dirt will be moved closer to the building, re-landscaped and seeded so the water will run away from the building so the downspout will work more effectively. This quote totaled \$17,650.00 from CJ's Landscaping from Pequot Lakes. See bid below. Tom said he's looking for suggestions of other landscapers in the area as he'd like to get two to three bids so we can make a decision from there. He's having trouble finding another landscaper near here. Please reach out to Tom if you know of another landscaping company in the area. Gina said she didn't think this was an over-priced quote. Oscar suggested maybe starting with a 4" culvert and having the second section be 6" since so much water would be diverted there. Tom said they are looking at the downspouts and gutters on the clubhouse too. This is not a part of the quote. Tom Hansen asked if this is something he should continue to pursue. Members present suggested not delaying any longer than necessary as time will cause more deterioration which will cost more to repair in the end. Theresa Mages asked how long the bid lasts. Will it be honored next spring? Tom will check into it. Katie Lewis made a motion to put \$20,000 toward this project; Oscar Ehrnst seconded; motion carried.

Jeff Finch has a contact from Little Falls that may be interested in providing a quote for installation of the culvert in the ATV turnaround. Jeff Zabinski suggested this being done prior to or at the same time.

New Business/Open Forum:

Tom Hansen and Paul Albrecht were looking at pool decking. Tom said we should figure a new gate into the pool quote. Jeff Finch said when the pool decking is replaced, the whole fence will be replaced, including the gate. Katie Lewis has a company she knows of and will work on getting a quote or quotes to present for repairs or complete replacement of the pool. The tiles are falling off and won't stay on any more. Tom Hansen suggested a fundraiser to assist in the cost for the pool repairs. He felt with the amount of use of the pool and so many

enjoying this feature that some members may be interested in making a donation toward this repair/upgrade. Josh Ostrowski suggested calling Ament Pools & Spas of St. Cloud for a quote.

Jeff Zabinski reiterated his plan to put a memorial at the front gate with flag poles containing flags for each military branch. He is taking donations as he is funding this project himself. He'd like to have this done by Memorial Day and have a flag-raising ceremony.

Josh Ostrowski suggested lights that he saw at Costco for \$30 each to add at the clubhouse that had three LED lights that can be adjusted at different angles to replace the old halogen motion lights on the roof of the clubhouse. He informed the lights would need to be hardwired and believes they are 3,000 lumens. Josh will pick a few up with and request reimbursement out of the funds set aside for clubhouse maintenance fees. Roger Cummings made a motion to go ahead and purchase the lights; Katie Lewis seconded; motion carried.

If you have noticed County workers on your property, a member informed the County Assessor's Office has been out walking through the park and updating the field assessment cards.

Donald Hendricks brought up at the annual meeting about installing a boat landing. He provided information that he found from the County. He informed that some suggestions that a landing cannot be installed as the lake is considered an "environmental" lake is wrong. It is considered an environmental lake; however, that doesn't restrict a boat landing, it simply sets forth requirements for the lakeshore, trees, rip rap, etc. He provided information he found on the DNR website for installation and potential approval of the installation of a boat landing.

Paul Albrecht said the old swim raft is sitting by the shed. It has not sold yet. Paul has it up for sale on Marketplace and was looking for suggestions on what to do with it for the winter. A member suggested taking the wood off to reuse it. Annette Monson suggested using the wood for a new picnic table. It will be moved from the clubhouse to Paul's for the winter. A member donated \$100 to Paul to go toward his out-of-pocket costs. Oscar made a motion to reimburse Paul \$500 for his out-of-pocket cost of the new swim raft; Katie Lewis seconded; motion carried.

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

Cj's Landscaping Company LLC

6207 21st Ave. SW
 Pequot Lakes,
 MN 56472

| Name / Address |
|---|
| Tom Hansen Wilderness Park Home Owners Ass. |

Estimate

| Date | Estimate # |
|-----------|------------|
| 8/13/2021 | 96 |

| | | | Project |
|--|-----|----------|----------|
| Description | Qty | Rate | Total |
| Drain Tile work from the clubhouse that will connect 3 down spouts into a 4" solid pipe. And discharged by the clubhouses culvert. Will allow adequate drainage. | | 2,900.00 | 2,900.00 |
| Removal of rock on both sides of the entryway of the clubhouse. Installation of fill dirt, landscape liner and rock to provide adequate drainage. | | 5,900.00 | 5,900.00 |
| Concrete walkway, removal and regrading slope to allow water to flow away from structure | | 7,200.00 | 7,200.00 |
| Reshaping on lakeside for proper drainage including blackdirt and grass seed | | 1,650.00 | 1,650.00 |

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|--|--|--------------|-------------|
| | | | |
| | | Total | \$17,650.00 |