

**Wilderness Park Home Owners Association
Monthly Meeting Minutes
September 3, 2022**

Meeting called to order by Jeff Zabinski at 9:39 a.m.

Board Present: Jeff Zabinski, Paul Albrecht, Tom Hansen, Karen Ludwig, Jeff Finch, Roger Cummings, Kari Koren, and Kris Jackson

Absent: Oscar Ehrnst

Election of Officers: President – Roger Cummings nominated Jeff Zabinski to continue in this position; Tom Hansen seconded; Jeff accepted.

Vice President – Roger Cummings nominated Tom Hansen to continue the role of Vice President; Kari Koren seconded; Tom accepted.

Secretary – Jeff Zabinski nominated Karen Ludwig to continue the role of Secretary; Roger Cummings seconded; Karen accepted.

Treasurer – Kris Jackson and Kari Koren offered to act as co-trustees. Jeff Zabinski made a motion for Kris and Kari to jointly take on this role; Tom Hansen seconded. Kris and Kari accepted.

Secretary's Report: Karen Ludwig provided minutes from the August, 2022 meeting to board members and attendees. A moment was provided to read through the minutes. Kari's name was corrected on page 3. Jeff Finch made a motion to approve the meeting minutes; Tom Hansen seconded; motion carried.

Treasurer's Report: Gina Libbesmeier (acting Treasurer) provided a reconciliation report dated August 31, 2022 setting forth the following:

Balances:

US Bank Checking: \$130,812.05

US Bank Savings: \$123,839.55

US Bank CD: \$20,238.71

First Resource Bank CD: \$11,932.42

There were \$66,399.11 in deposits for the month. Payments were made for normal monthly expenses. Tom Hansen made a motion to approve the treasurer's report; Jeff Finch seconded; motion carried.

Karen Ludwig made a motion to remove Gina Libbesmeier as a signer and add Kris Jackson and Kari Koren as signers, upon receipt of their background checks, on all banking accounts of the HOA including the US Bank Checking, US Bank Savings, US Bank CD and First Resource Bank CD; Tom Hansen seconded; motion carried.

Caretaker's Update: Glen Kastner said he will be taking the check from the office to get stain, water softener salt, etc. The pool will be closing for the season on Tuesday, September 6th. Glen has parts that he purchased last June to repair some of the PVC around the pool. He will work on that repair once the pool is closed. Wayne Marklowitz informed since he cannot get a contractor here to fix the tiles around the pool, Oscar Ehrnst and he talked about removing the tile, and skim-coating the area a different color. Kris Jackson has a friend that knows of two people who work on commercial pools. She's been trying to get their names so a quote can be obtained. Oscar and Wayne will get more details to present at a future meeting. Wayne and Glen informed the pool gate completely broke this week. They continue to repair it, but a permanent fix needs to be made. Jeff Finch will talk to someone that tiles showers to see if they can repair the pool tile. Pool repair discussions will continue.

The sliding door on the shed is a struggle in the winter and on occasion cannot be opened due to water/ice build-up. Tom Hansen suggested re-sloping the ground next spring or replacing the sliding door with an over-head door once the sloping of the ground is fixed. Wayne got a quote for \$4,500.00, however, he didn't get a quote for a good double-steel insulated door, just a standard door. Wayne suggested not waiting until spring and would like to do the grading/sloping this fall. Jeff Finch made a motion to get Northfork to re-grade this area while they are here. Tom Hansen said Northfork is very busy and they are planning to be in next week which is not very much notice. Kris Jackson said she and Jeff (her husband) have a bobcat and can do it. Jeff Finch withdrew his motion. Tom Hansen got a quote for a new door and track - 20' x 10' for \$6,160.00 installed. Geno said that is a good price. Dirt will be moved now by the Jacksons. The purchase and installation of a door will be discussed and voted on another time.

Glen said the bagger Gina Libbesmeier ordered was delivered at his place. He said it can be assembled at his place as it's in a 500 lb. crate and would be very difficult to move.

The patio door (on the lake side of the clubhouse) needs to be replaced. The door must have been larger at one time and a smaller door was installed sometime later. The small part that was installed to fill in the gap is rotting out. This door needs to be replaced, or at least the wall installed to bridge the gap. Kris Jackson got quotes from Menards and doors are expensive right now. It was mentioned that this has to remain a handicap accessible door and the door should open out, rather than in as it is now. Glen suggested a quick fix would be just to replace the fill-in wall that is rotting. Wayne and others thought a new door with a window on the side to replace what is there now and the rotting out part would be nice. Geno said will get a quote for a door and Glen and Wayne will get quotes on the rest to present at the October meeting.

Activities Committee: Jeff Finch apologized for being too busy to plan much lately. Wayne Marklowitz planned an ATV parade to happen today to meet at 3:30 p.m., begin at 4:00 p.m., go around the lake, and stop at Mike Jacobsen's at the end for a sort of social hour.

Road Committee: Wayne Marklowitz did some exploration trimming on Mohawk and thought 66' is a little excessive on most of the park roads. Jeff Zabinski said what the road committee is looking for is an 8' ditch to allow them to be mowed. Jeff said the committee would mainly like to see the trees that fell this spring, early summer to be pushed further onto properties rather than lying so close to the roads.

The committee is working to get the roads ready for winter. The park will again have the annual ditch clean-up day after the October 1st meeting. Volunteers are needed. Kris Jackson said she has a brush-cutter on the front of their bobcat. She volunteered the use of their equipment, or for her or her husband to trim back brush, if a list of roads can be put together to work on.

The committee met this morning and are putting together a plan for use of the funds that were approved. They are working on repairing roads scattered about the park that have been the worst problem areas as soon as they can get a contractor in the park to do so.

Jeff Zabinski said they try to grade the roads every other week, but it really doesn't do any good if the roads are so dry. We need rain.

Bylaws Committee: The committee is meeting again today after the board meeting to continue its work.

Old Business:

Landscaping. This project is still on track to begin on September 8th. Tom Hansen has been in communication with Paul to coordinate the planned installation of lights at the same time.

Park Manager. Tom Hansen asked to put this idea on hold for now until the 2022-2023 budget is determined. The board will be putting together a to-do list with different ideas to decide on this fall/winter. We can also assess the comfort level of the new co-treasurers prior to making any decisions.

New Business/Open Forum:

Bathroom Stalls: Concerns have been raised about security while showering. The caretakers will get pricing and research different options. There are some plumbing concerns, there are windows in the way where a door or partition could be installed, and a partial block wall in the way as well. Geno knows code so he will walk through with Wayne to provide another opinion.

Jeff Finch made a motion to adjourn at 11:18 a.m.; Tom Hansen seconded; meeting adjourned.