

**Wilderness Park Home Owners Association
Monthly Meeting Minutes - Amended
September 2, 2023**

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

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

Absent: Kari Koren

Karen Ludwig will continue to act as Secretary; Kris Jackson will continue to act as Treasurer, with Rob LaFleur's assistance; Tom Hansen will continue as Vice President; and Jeff Zabinski will continue as President. Motions were made, seconded, and carried.

Secretary's Report: Karen Ludwig provided minutes from the August, 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; Tom Hansen seconded; all in favor, motion carried.

Treasurer's Report: Kris Jackson was unable to reconcile books as it is too early in the month to obtain bank statements online; however, Kris provided an updated budget report, and balances as follows:

US Bank Checking: \$27,544.08
US Bank Savings: \$123,429.00
US Bank CD \$19,806.89

Kris informed \$71,406.85 was moved from the checking to the savings account. Vicki Matson suggested late fees be added to past due invoices as was done in the past at \$5/month. Tom Hansen made a motion to approve the meeting minutes and budget; Oscar Ehrnst seconded; all in favor, motion carried.

Caretaker's Update: Glen Kastner said we could use some rain. Agreed! The pool will be shut down on Tuesday. He has the new pump that the inspector suggested. He will be installing that and making sure it works properly before draining the pool and preparing it for painting after Labor Day. The plan is to paint in the upcoming weekends – Glen and Wayne will be taking on this task but are asking for two other volunteers. Please reach out to one of them to coordinate if you are able to assist.

In the process of fixing the back wall, Glen said the electric heater in the game room does not turn off. He will find the breaker and shut it off for now, but a permanent fix will need to be made. He also advised the back wall still needs to be covered or protected so it's sealed before winter. Glen Young suggested putting steel over it at some point in the future.

Glen said he'll check into getting the permit for the aerator for this winter.

Wayne said the lawnmower is "garbage" and they need something to pull the leaf blower. They need something for this fall. A lawn tractor is in the budget to purchase this next spring as the board didn't want to rush into a purchase. Wayne said Angela Rhode can get the park a 20-30% discount if we work through her employer. Oscar Ehrnst suggested a commercial-style lawn tractor from Fleet Farm. Josh Ostrowski said there are sales at Mimbach in Sauk Rapids. Glen Kastner suggested 42" – 48" deck.

Glen bought red and yellow tape for marking trees. It is in the clubhouse for use, if anyone needs it.

Activities Committee: Cara Ballantine was not present; however, David Danheim informed there were not many members in attendance at the last couple of activities. David said there is a potluck scheduled for September 16th as the final activity. Annette Monson suggested doing a fall ride and potluck in October, if someone wants to coordinate that again. A member informed the ride put on by the Bear's Den is on October 7th.

Road Committee: Tom Hansen indicated the ditch cleanup (taking down of trees) has been delayed due to an incident at Engberg Logging. Please see annual meeting minutes for instructions to members. Glen posted a map on the bulletin board in the clubhouse of roads affected.

Jeff Zabinski said he knows there are ruts/washboard roads and complaints about them being rough. Nothing really can be done until we get rain so the roads can be graded properly.

Declarations: A member asked what the attorney is doing now. Tom Hansen indicated he is on hold until a revised form of the Declarations is approved. Toni Diede indicated she is going through a quiet title action on her lot and asked about Exhibit A to the original Declarations. Vicki Matson and Shawnda Prigelmeier indicated Exhibit A was not properly recorded on each lot. Toni informed she obtained a copy of the Exhibit A through the title opinion prepared by her attorney. Shawnda had a copy as well.

Tom Hansen indicated the attorney is working to ensure the Declarations are properly recorded to correct the titles of all members/lot owners in the park. Vicki Matson asked why another group was formed when there was a group working on the revisions of the Declarations for the past few years. Members of the original group will meet with members of the new group that volunteered to collect and organize the concerns and revision requests of the members after the meeting today.

To reiterate, this group was formed to compile the questions/concerns of the members, not exclude any concerns, but combine them. For example, if there are 10 people with the same concern, it would be listed once. This group is NOT to rewrite the Declarations, but to submit questions/concerns and requested revisions of the members. **This group informed their initial focus will be on changes to Section 7 as that seemed like where a majority of concerns at the annual meeting stemmed from. Section 7 is attached to these minutes. Please review and email any concerns to the park's website (wilderness.park.hoa@tds.net). Those emails will be forwarded to the volunteers to compile and provide to the board for review and approval, prior to submitting to the members. If/when any revisions are made, they will be posted on the park's website for all to see.**

Old Business:

Covered above.

New Business/Open Forum:

Birch Park. John Orth asked the board to mention that someone has been leaving garbage at Birch Park that his family has cleaned up. If you are using this park, please clean up after yourselves. It would be unfortunate for our lake to become contaminated with trash/debris.

Monthly Newsletter. Keith and Annette Monson would like to bring back a monthly newsletter. Watch for this coming soon (to be provided electronically).

Committee for Self-Assessment: Jeff Zabinski asked for volunteers to form a committee to get together to do a self-assessment or type of internal financial audit for the park. Committee members include: Kelly Daniels, Laura Kerfeld, Kris Jackson, and Rob LaFleur. Members met on this day to discuss gathering information and discussed a go-forward plan for the committee. This committee's objective is to create policies and procedures,

provide some actionable insights in relation to financial reporting, internal control structure, risk management, internal and external audit functions and ethical accountability.

Traveling to Leader from Park. Don Henricks said the ATV club was in Leader last weekend with the DNR and Sheriff. They are requesting ATVs ride single file, on the far right side of the road, off the tar, no faster than 35 miles per hour. Helmets, eye protection, and lights are required (day or night). Dirt bikes are strictly for trails only. The next ATV meeting is October 7th at 9:00 am at the Bear's Den.

Recording of Meetings. Josh Ostrowski is working on putting together quotes for packages for options to record and store monthly meetings. Zoom had two packages - \$250/year to allow 300 people to attend a meeting and \$200/year for up to 100 attendees. Josh informed the \$250 package provides for more cloud storage. Annette Monson informed she and Keith looked into and provided a quote in the past for Office365 and the use of Microsoft Teams. Kelly Daniels suggested creating an all-inclusive plan/proposal and volunteered to help Keith put together options to include storage for view of minutes and park documents historically to get access.

Monthly Board Meetings. Paul Albrecht suggested changing monthly meetings to a different Saturday of the month to allow the Treasurer time to reconcile after the bank statement becomes available. The Bylaws state "Regular meetings of the Board of Directors shall be held monthly without notice, at such place and hour as may be fixed from time by resolution of the board." **Oscar Ehrnst made a motion for meetings to be held on the 2nd weekend of the month beginning in December, 2023; Kris Jackson seconded; all in favor; motion carried.**

Brice Grafstrom made a motion to adjourn at 11:43 a.m.; Rob LaFleur seconded; all in favor, meeting adjourned.

SECTION 7
RESTRICTIONS ON USE OF PROPERTY

7.1 Uses: Each Unit or Lot in the subdivision shall be used for one single family residence shall follow the Cass County Ordinances and obtain the required permits with Cass County.

7.2 Approval of Construction Plans: No building or other structure shall be constructed, erected, or maintained on any parcel, nor shall any addition thereto or change or alteration therein be made until the complete plans and specifications (including, but not limited to, the floor elevation, plot and grading plans; the specifications of principal exterior materials, color accents, dew and the location, character and method of utilization of all utilities) have been submitted and approved by Cass County.

7.3 Driveways: All construction of driveways shall follow the Cass County Ordinances.

7.4 Signs: No advertising sign(s) of any kind shall be displayed to the public view on any parcels, except for "For Sale" signs may be displayed.

7.5 Water and Sewer: Such structure designed for occupancy by human beings shall connect to an approved domestic water source and approved sewage disposal system. In the event a central water and/or sewage system is not available, the owner shall install and use their own domestic well and/or septic system. Such well and/or sewage disposal system must have all necessary public regulatory approval by Cass County Environmental Services.

7.6 Trash: No trash, ashes, or other refuse shall be thrown or dumped on any land within the subdivision. Each property owner shall provide suitable receptacles for the temporary storage and collection of refuse and all such receptacles shall be screened from public view and protected from disturbance.

7.7 Livestock: No animals, livestock, poultry, free range, and rooster, allowed (except dogs, cats, and other pets for household enjoyment and not for commercial purposes). All pets must contain on owners property and shall be kept leashed off the property. The owner is responsible to cleaning up their animal waste. There is no raising or breeding in the subdivision.

7.8 Trees: No clear cutting is allowed within or on lots in Wilderness Park. The living trees that are naturally existing upon a lot shall remain, except to the extent necessary for construction purpose, trimming or removal of dead trees from the properties.

7.9 Set Back Requirements: There is a minimum building set-back line from any lot facing on any lake in the subdivision referred to Cass County Environment Ordinances. . The minimum set-back on any sewage system on any lot facing on any lake in the subdivision shall be 150 feet. The lots facing on a right of way without Lake Frontage shall be a minimum set-back requirement of 50 feet. The minimum set-back on a sewage system on any lot facing on a right of way without Lake Frontage is 50 feet (for current set back requirements refer to Cass County Ordinance).

7.10 Temporary Structures: No temporary structure, excavation, basement, trailer or tent shall be permitted in the subdivision, except as may be determined to be necessary during construction and specifically authorized by Cass County, except that owner may camp on their property, using a tent, camper or temporary trailer for a period not to exceed 90 days in any calendar year.

7.11 Renting: No Lot or Unit shall be rented out for the use by a non-owner. All Units are intended to be used and possessed by their Owners. No rental of Units is allowed.

7.12 Continuity of Construction: All structures commenced in the subdivision shall be prosecuted diligently to completion and shall be completed within 24 months of commencement unless some exception is granted by Cass County.

7.13 Nuisance and Firearms: No noxious or offensive activity shall be carried on within the subdivision; nor shall anything be done or permitted which shall constitute a public nuisance therein: No firearms shall be discharged in the subdivision and no hunting is allowed in the subdivision.