

Wilderness Park Homeowners Association
Meeting Minutes
September 14, 2024

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

Board Present: Jeff Zabinski, Tom Hansen, Oscar Ehrnst, Rob LaFleur, Brice Graftstrom, Jessica Tate, and Chris Mann

Absent: Kris Jackson and Kari Koren

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

Chris Mann volunteered to act as Secretary; Jessica Tate will act as Treasurer; Rob LaFleur will act as Vice President; and Jeff Zabinski will continue as President. Motions were made to approve the officer positions, seconded, and carried.

Secretary's Report: Minutes from the August, 2024, meeting was provided to board members and attendees. A moment was provided to read through the minutes. No alterations were requested. Oscar Ehrnst made a motion to approve the meeting minutes; Brice Graftstrom seconded; all in favor, motion carried.

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

US Bank Checking: \$29,303.56

US Bank Savings: \$79,816.68

US Bank CD: \$20,537.36

Deposits for the month were \$55,386.00; expenditures for the month were \$5,945.84. Brice Graftstrom made a motion to approve the treasurer's report; Tom Hansen seconded; all in favor, motion carried.

Caretaker's Update: Glen Kastner/Wayne Marklowitz. Glen provided aluminum can money - \$125.00. Please donate aluminum only. Wayne mentioned the front entry progress. Everyone said it looks great!

Discussion among board members: See below.

Activities Committee: Shannon Marklowitz informed the vendor fair had over 300 people in attendance. Shannon informed activities are done for the summer unless anyone has ideas for fall. She also asked for help with ideas and getting some things scheduled for next summer. Thanks to all that volunteered to help. Brice suggested several events that are annual so members can count on them. Members suggested a Halloween activity possibly MEA weekend.

Declarations: Kelly Daniels spoke on behalf of the committee. He informed they are seeking legal advice. The attorney suggested waiting to see what happens with a potential lawsuit prior to moving on with the recording of the Declarations. The committee is at a stand-still as the attorney from Rinke Noonan has a different opinion to how to proceed. The opinions of both attorneys were sent to the Attorney General's Office for some direction. The committee is looking back to the board and members on how to proceed forward. Brice Graftstrom informed the board is still waiting to hear from the attorney. At this point the attorney informed the most recent correspondence was no more than a "scare" letter. Kelly's opinion is to move forward, not wait for a potential lawsuit. Kelly Daniels informed Laura Kerfeld communicated with Breen & Person requesting monthly statements to work being done.

Jeff Zabinski informed a letter was sent to the board members from the Thomason, Swanson & Zahn, PLLC law firm naming parties/members that are seeking to be removed from the HOA. This letter states these individuals believe they would lose access to the amenities, but use the roads and freely be in the park without consequence or cost to them. Rob LaFleur informed the individuals choosing to join in this action that most of these 33 individuals have not paid dues for some time. Their lack of payment results in a loss of \$22,000 to the park. Jeff Zabinski read the names: Andrew David Musolf, Loralie Ann Musolf, Mark A. Ahrens a/k/a Mark Arthur Ahrens, Michelle Barlow a/k/a Michelle L. Barlow, Daniel Browen, Jeffrey A. Carbert, Andrew L. Carbert see attached letter for full list.

Road Committee: Glen Young said the park was turned into Cass County Wetland and Environmental for the road at the end of Arrow. There was a washout at the end of Arrow. Two landowners have leveled out hills and are dumping water onto the road. Glen informed the only remedy is to dig in a ditch that wasn't there before. The park has the right to do this. The committee is in the process of locating a company to do this work. Glen said the County advised reaching out to the highway department for direction regarding the culvert placement. The landowner is claiming they got permission to move the dirt as they have.

Glen informed the County approved the repairs on Arrow and fixing the culvert near the clubhouse, but there are a couple (like near Birch Park) that the County needs to be involved. Wayne said there is no permit required for removing the washout.

Jeff Zabinski said they are getting bids on gravel in hopes to place some this fall.

Clearing of Ditches. Tom Hansen informed the company that provided an estimate to cut trees back, informed the property markers need to be marked – from seven lots past Poplar to the south, all the way to Archer. **If you are in this stretch of road and know where your property markers are, please make sure they are visible.** Tom informed this individual can get the trees cut back this fall, but they don't want to proceed until the property markers are visible. Discussion was had to identify the owners/members affected and reach out to them. The committee will meet at 12:30 pm today.

Member Participation: See New Business below.

Old Business:

Pool Inspection – The State informed 3 feet of concrete needs to be cut out around the pool to update the electrical and have it inspected. An estimate was received to remove the concrete in the amount of \$1,760.00. The board is hoping to have this done in the next month so the pool will be ready for next year. Rob LaFleur made a motion to approve spending the \$1,760 and moving forward with the pool repair; Brice Graftstrom seconded; all in favor; motion carried.

New Business/Open Forum:

Collection Procedure Committee. Kelly Daniels wanted to follow up the new committee that was formed at the annual meeting. He put together a very rough draft of how to proceed in collecting past owing dues. There are 8 members in this committee and they are getting the process going to put together policy and procedure to be included in the Bylaws for future use by the board. If anyone is interested in joining this committee, email the board and your contact information will be passed on to the committee. Kelly informed the committee will have an update at the meeting next month.

Wayne Marklowitz informed he would like to purchase vinyl lettering for the clubhouse doors sharing the WPHOA information – address, email, office number, etc. If you need to reach someone, email is best as the number goes to the office and no one is generally there.

Tom Hansen made a motion to adjourn at 10:31 a.m.; Rob LaFleur seconded; all in favor, meeting adjourned.