

Wilderness Park Home Owners Association
Special Meeting Minutes
September 12, 2026

MEETING CALLED TO ORDER BY BRICE GRAFSTROM AT 11:42 a.m.

Board Present: Oscar Ehrnst, Brice Grafstrom, Chris Mann, Lisa Washington, Theresa Mages, Kelly Daniels, Reginald Washington, Bill Klitzke. **Absent:** Shannon Marklowitz

PURPOSE OF MEETING – Brice Grafstrom stated that the purpose is to collect final votes from members of the park and to answer questions.

Kelly Daniels stated that this meeting was called from the annual meeting because the documents did not get mailed on time. We are specifically voting on the declarations and bylaws. Members are to vote yes or no. We know there are recording issues that need to be addressed. As a Board, we cannot push items through and will need legal counsel to figure out how to unwind what has been done in the past.

MN state law under 515B states that we need 67% of lots to approve. If we don't get the required votes we will need to step back to move forward. It's clear the community wants the HOA. We need to figure out how to get it right.

The Declarations of Covenants and Bylaws Committee consisted of many people who have worked on this for many years. The core committee at the end consisted of Kelly Daniels, Shawnda Prigelmeier, Annette Monson, Corrine Young and Laura Kerfeld. Other members over the years include Tom Hanson and Vicki Mattson, to name a few.

QUESTIONS/ANSWERS

Right now, we have Brad Person to review the documents. Vicki Mattson is wondering the hourly rate for Brad Person. This information was not readily available.

ACTION ITEM: Kelly Daniels will find Brad Person's hourly rate.

Josh Ostrowski stated that Brad Person was at the 2023 meeting and was disciplined for doing illegal title transactions. Kelly Daniels stated that we are looking for a new attorney. In the past, when a new attorney was brought forward to the committee, the lawyer reviewed the documents and was not interested in taking on the case. Vicki Mattson stated that she is using an attorney, but because she is using them, they will be unavailable to us. She is willing to pass on information.

Lisa Washington stated that she has an attorney that she used personally at her last HOA. Her attorney addressed issues and met with her past HOA's attorney to rewrite bylaws for that property. They are out of Minneapolis.

ACTION ITEM: Kelly Daniels will work to identify a new attorney.

Josh Ostrowski is wondering about a quorum, what properties this applies to and stated that this is not a legal meeting. Kelly responded that this vote is only on the documents to move forward. There are many different ways titles have been recorded and there are many levels on how to record. This is another legal question to be answered.

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Kelly Daniels noted there is a question as to whether our old covenants have expired or not. Kelly believes 1978 was recorded on some, but not all, properties. We are counting based on the current state statute that states 67% of lots are needed. Kelly is tracking the votes to be sure it's an actual owner voting, the actual number of lots based on the county CIS is being represented, and is keeping all ballots. The ballots need to be validated by a third party outside of the committee and Board. He reiterated that there are a lot of factors to consider and we don't want to get bogged down.

Annette Monson paraphrased what Kelly stated in saying that the vote on the documents is to get most people in the Park to agree to use these documents as an outline how we want to move forward.

The committee was thanked for all of their hard work!

Kelly said we are looking for better ways to reach out to the community! There was a discussion on the welcome process for new owners. Lisa Washington stated she has a packet and sends it when she is aware of a new owner. Kelly Dainels will now monitor the CIS and provide that information to Lisa when there is a change of ownership.

ACTION ITEM – Lisa will look into the welcome process with the CIC committee.

If you feel the Board has incorrect contact information, please let the Board know. A member suggested posting a sign by the pool stating that we would like to know about you!

Current Numbers as of yesterday are:

466 members received the mailing.

1,252 lots are eligible to vote, excluding the additional 50 lots owned by Wilderness Park that are not eligible.

129 members have voted as of yesterday; 15 NO and 114 YES

The 129 members represent 414 lots which equals 33.1%

839 lots are needed to reach 67%. An additional 425 lot votes are needed to reach 67%

Votes continue to be received today. The Board will let people know the preliminary numbers on the website. There will not be pass or fail language as legal council will be needed to move forward. A note will be added stating that there will be vote verification by a third party to audit the numbers. We are doing our best to make sure everything is done legally.

11:59 today is the deadline to vote. Mail postmarked today or prior to today will be counted.

Brice Grafstrom made a motion to adjourn the meeting at 11:59. Theresa Mages seconded. All in favor. Motion passed.

36 members were in attendance.