

Wilderness Park Home Owners Association
Meeting Minutes
June 13, 2026

Meeting called to order by Jeff Zabinski at 9:32 a.m.

Board Present: Jeff Zabinski, Oscar Ehrnst, Jessica Tate, Brice Grafstrom, Shannon Marklowitz, Theresa Mages. **Absent:** Chris Mann, Lisa Washington, Rob LaFleur.

Secretary's Report: The May secretary's report was not available. It will be provided at the July meeting.

Treasurer's Report: Jessica Tate gave information to the Board. Financial information is always available for members at the Board meetings.

<u>Banking:</u>		<u>Accounts Receivable (AR) Aging</u>
US Bank Checking:	\$ 3,989.60	\$120,075.65 (115 members)
US Bank Savings:	\$ 47,898.70	
US Bank CD	\$ 21,279.00	

Oscar Ehrnst motioned to approve the treasurer's report. Brice Grafstrom seconded; All in favor. Motion passed.

Caretaker's Update:

Glen Kastner let us know the pool is open!

Brice Grafstrom made a motion to approve the caretakers report. Theresa Mages seconded. All in favor. Motion passed.

Board Members Discussion:

None

Construction Committee

Nothing reported.

Activities Committee:

Shannon Marklowitz said the karaoke was a success!

The vending machine is bringing in approximately \$100 per week. There are a couple of spots in the machine that won't turn and she is looking for someone that knows how to fix it.

There will be karaoke on July 4th. Kris Jackson is coordinating the July 4th parade. It will start at the clubhouse at noon and end back at the clubhouse. Wayne Marklowitz said someone is hoping the parade will be longer this year.

Oscar Ehrnst made a motion to approve the activities committee report. Brice Grafstrom seconded. All in favor. Motion passed.

Road Committee:

Jeff Zabinski reported that there was a meeting this morning. The committee is looking at options and checking on the cost for problem spots where the corduroy is coming through the road and rocks are making it so the road can't be graded. The committee is looking at fixing about 1.5 miles of road. They are working to get quotes for gravel and grading, and working on the ditches.

Brad's Precision – Meadowbrook Township hasn't paid for their roads. Dan Paul probably knows who to contact. They will let him know when the plan is together for our roads.

Brice Grafstrom made a motion to approve the road committee report. Theresa Mages seconded. All in favor. Motion passed.

Documents / Declarations Committee

Kelly Daniels reported that the committee has completed their review of the survey and has submitted to the Board for approval of those documents looking for approval. Brice Grafstrom stated that the documents are

being sent to a third party for final review. 95% of the documents are based on law but we still need a non-biased legal opinion. Wayne Marklowitz stated this has been a 6 year process and we need to get it done.

Kelly Daniels is looking for a quote to print and mail the declaration documents. Jessica Tate recommended that a dollar amount be approved to avoid waiting for approval at the next meeting.

Oscar Ernst made a motion for \$5,000 to be set aside for the printing and mailing of the documents. Brice Grafstrom seconded. All in favor. Motion passed.

Kelly Daniels stated that the documents need to get to the members 30 days before the annual meeting. If we don't get it done before the annual meeting, we will have to call a special meeting and we would like to avoid doing that.

The poll holdup was due to only 27% of members voting. 80 votes to keep the dues structure as is. 43 votes to change the dues to a flat \$400. Results will be posted by Chris Mann later. A huge kudos to everyone who spent years and the many hours working on this project to get it done. The finish line is here!

Brice Grafstrom motioned to approve the Documents/Declarations Committee report, Oscar Ehrnst seconded. All in favor. Motion passed.

Capital Improvements Committee (CIC)

Shawnda Prigelmeier stated the Committee is moving ahead with the Microsoft project.

Shawnda emailed a form that has a list of projects for the Board to look at. The committee would like approval to post it to the website for transparency. There would also be a form posted to the website for members to request a project that would go to the CIC.

Brice Grafstrom made a motion to post the form for project requests to the website. Oscar Ernst seconded. All in favor. Motion passed.

The committee is focusing on the back gate to get it freshened up. They are asking for help taking down the archway and are working on getting quotes. Oscar Ernst asked how bad is the post concrete and suggested that maybe a piece be kept for nostalgia.

Brice Grafstrom moved to take down the arch. Oscar Ernst seconded. All in favor. Motion passed.

Shawnda Prigelmeier said the committee is still looking into the cost of cleaning up the beach and the cost of a pool heater. These are priorities along with updating the gate.

Old Business:

None

New Business/Open Forum/Member's Opportunity:

Brice Grafstrom asked where we are on fixing the dock. Jeff Zabinski spoke with Wayne Marklowitz who said they have the barrels but still require supplies.

Kelly Daniels asked about the form used last year for people to complete to show their interest in running for the Board. Jessica said she prefers it be posted on the website and facebook page to avoid the invoice/notice of annual meeting being mailed more than once.

Annette Monson asked who is rerunning. Rob LaFleur is done, Jeff Zabinski is done, Brice Grafstrom is running,

Oscar Ehrnst made a motion to adjourn at 10:36. Theresa Mages seconded; All in favor. Meeting adjourned.
Number of members in attendance (other than Board members) = not recorded

Next Meeting is July 11, 2026, 9:30 a.m. at the clubhouse.