

Wilderness Park Homeowners Association
UNapproved Monthly Meeting Minutes
October 3, 2020

Meeting called to order by Jeff Zabinski at 9:34 a.m.

Board Present: Jeff Zabinski, Gina Libbesmeier, Karen Ludwig, Robyn Willette, Tom Hansen, Katie Lewis, Paul Albrecht, Roger Cummings, and Jeff Finch

Absent: None

Secretary Report: Karen Ludwig

Minutes from the September, 2020 meeting were made available to board members and attendees at the meeting. A moment was provided to read through the minutes. Brenda Hendricks indicated the information for Ferrell gas reflected in the September minutes was incorrect. The \$1.18 was the locked-in price for the clubhouse only. She advised Ferrell gas will negotiate individual contracts with members separately, but not at \$1.18 / gallon. Tom Hanson asked that an addition/clarification be made to the minutes to clarify, if the Bylaws are changed to one vote per member, dues will also have to be changed to one due per member, not per lot. Katie L. made a motion to approve the meeting minutes with these clarifications/revisions, Robyn W. seconded; all in favor.

Treasurer's Report: Gina Libbesmeier

Balances:

US Bank Checking: \$144,000.89

US Bank Savings: \$13,825.67

US Bank CD: \$20,196.56

First Resource Bank CD: \$11,893.73

- Expenditures included: Background check for Robyn - \$75; aeration \$250 ad \$43.80; Tim's payroll for Oct and Nov; Nanik \$1600 for grading; Josh Nanik for gravel
- Aeration permit submitted.
- Insurance was renewed.
- Darren with County gave approval to cut down dead trees at clubhouse and Birch Park.
- Robyn's background check came back good. Gina will make arrangements with Robyn to have her added to the checkbook.
- Gina bought antifreeze to winterize the pool.
- Gina wanted to go over the number of votes from the annual meeting. *See attached chart setting forth the number of individuals owning one or multiple lots that voted for each option.* Since this recalculation was done, this begins the 30-day notice of the change of dues structure.

Karen L. made a motion to approve the treasurer's report, Tom H. seconded; all in favor.

Caretaker's Report: Tim Brix

Tim will change oil in truck. Gina will get him money for that. Tim turned furnace on yesterday. He will pick up furnace filters.

Gina made a list for Tim in the office of items necessary to prepare for winter.

Tim has been filling holes where Franz pulled rocks out and left open holes.

Jeff Finch said Brian Lindberg has an estimate to repair the concrete around the pool. He provided estimates for removal, saw cutting all joints, sealing joints, and labor to reinstall. There were three separate estimates provided, one for 4" thick concrete, one for 6" thick concrete and one without (if we would provide for the concrete separately). Since he is a member of the park, he is offering a \$1,500 discount. This would be a quote to replace the whole deck. This could not take place until May.

Roger C. motioned to accept the caretaker's report; Jeff F. seconded; all in favor.

Activities:

Jeff informed the activities committee was planning to do work around the clubhouse two weekends before. The committee did not do as much as planned as they were waiting for approval from the DNR to remove/clean up certain things that they did not receive prior to the date scheduled. There are no further activities planned for this year.

Road Committee:

The road committee has been working on getting rocks out of roads and adding gravel to certain problem areas to prepare for winter plowing.

Gina L. made a motion for the park to purchase a culvert to replace a severely damaged one on Briar. Jeff Jackson volunteered to install if the park purchases. Katie L. seconded. All in favor.

Franz/Ackerman informed Jeff he would replace a culvert on North Shore for \$500. A culvert that was pulled out of Arrow is still in good repair. This culvert would be used to replace the culvert on North Shore. It is currently an 8" culvert and it is going down 4". Tim informed it will not drain any further. This repair will not drain the lake. Glen Young informed the DNR informed it is only making the road passable for members on that end of the lake. Gina L. made a motion to spend the \$500; Tom H. seconded; all in favor.

The culvert at the bottom of the ATV turnaround at the clubhouse needs repair. Jeff is working on getting DNR approval to repair. Please be aware of the orange cone at that location and use caution.

Brian Lindberg was wondering if anything can be done on Woodstock to stop it from washing out. The water comes down the top of the hill and runs down Arrow. There are no culverts until you get to the top of the hill by Woodstock and Eastgate. The road committee will look into this.

Tom H. asked for confirmation that we did secure someone to plow the roads this winter. Jeff Z. informed we did accept the bid from Nanik for another two years.

Bylaws Committee:

Vicki, Shawnda, and Corine met with an attorney in Brainerd yesterday. Tod Paulson referred this attorney to the committee. The Bylaws and both Declarations were provided to the attorney. The attorney informed the two Declarations should be combined into one and updated along with the Bylaws. He also informed a new statute came out in the last two years that sets forth all capital improvements should be reviewed and the park should keep a reserve account with separate funds for any major repairs and maintenance. The condition of the grounds should be reviewed and discussed on an annual basis, and if/when it is determined the best time to complete any repair(s), bids should be obtained.

The committee brought the roads to the attorney's attention. The attorney confirmed, if we are plowing and grading, they are private roads. We could attempt to get the roads up to par, but that doesn't mean the County has to agree to take over maintenance.

The attorney advised that Exhibit A as referenced in the Bylaws/Declarations is non-existent. Exhibit A is the plat that is registered with the County. Unless the plat has drastically changed, we don't need to worry about that.

The attorney advised with regard to the special meeting to address dues in August, an amendment should to be filed with the County Recorder by the Secretary to notify the outcome and the provide further notification of the dues structure. Shawnda said someone at the Recorder's office can provide information about this. Karen L. questioned whether this need to be done every time the dues structure changes, i.e. 10% annual increase, etc. The bylaws committee will look into this.

With regard to the dues structure, they asked if we could change to per owner, rather than per lot. The attorney informed we can, but then everyone would only have one vote and everyone would pay one due. An amendment would have to be done to the Bylaws to make this change.

The attorney suggested amending Bylaws as a whole. He will provide Vicki with an example of what this will look like. The attorney quoted between \$1,000-2,000. However, informed if he is requested to personally meet with the board, an additional charge will be incurred for each meeting. This would be cost for amending both the Bylaws and both Declarations.

The attorney informed once this is done, fines for park violations can go on the individual's property taxes for collection if they are unpaid.

They also talked to the attorney about changing to quorums since there aren't many members in attendance at meetings.

The committee will continue to work with the attorney and keep members informed of this process.

Food for Thought: Brenda H. asked since we are a non-profit, why can't we go to the County or Township and ask for a grant/donation? She informed she has seen this from other non-profits in the past. Many members thought this was a great idea; however, it would most likely require an annual request by park. Brenda thought it would be helpful if a permanent resident of the park could get on the township board. Al Zabinski said a request for a grant from a non-profit can go to State level and even Federal too.

Old Business:

Al Zabinski finished the brickwork on the pillars at the west entrance of the park. Good job! Looks nice.

New Business:

Reminder: There is no meeting in November.

Brenda H. informed she has been concerned about strangers (non-members) that come into the park in the clubhouse area. She believes someone was sleeping in their truck a couple weeks ago and left driving erratically, with no muffler at 3:00 a.m.

A member suggested closing up the clubhouse for the winter with the exception of the restrooms. Gina informed the individuals using the handicap bathroom all have keys and wouldn't need fobs if this is approved.

Tom H. made a motion to adjourn the meeting at 10:50 a.m.; Roger C. seconded; all in favor.

Number of lots	Options #1	Option #2	Option #3
1	7	17	4
2	18	38	6
3	18	14	15
4	48	20	
5	25	10	
6	42	12	6
7	14	8	7
8	24		
9	18		
10			
11			
12			
13	13		
14			
15	15		
Total of lots voted for each	242	119	38
Total of Members who voted	120		
Total of Lot votes	399		