

**Wilderness Park Homeowners Association  
Monthly Meeting Minutes  
October 2, 2021**

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

**Board Present:** Jeff Zabinski, Tom Hansen, Karen Ludwig, Katie Lewis, Paul Albrecht, Roger Cummings, Jeff Finch, and Oscar Ehrnst

Absent: Gina Libbesmeier

**Secretary Report:** Karen Ludwig

Minutes from September, 2021 meeting were made available to board members and attendees. A moment was provided to read through the minutes. Tom Hansen made a motion to approve the meeting minutes; Jeff Finch seconded; motion carried.

**Treasurer's Report:** Gina Libbesmeier was unable to attend the meeting today. Karen Ludwig provided the reconciliation reports to the members in attendance. The reports provided by Gina reported:

**Balances:**

US Bank Checking: \$130,044.27

US Bank Savings: \$63,830.19

US Bank CD: \$20,221.86

First Resource Bank CD: \$11,914.54

Deposits for the month totaled \$16,651.35; checks were issued for payroll and routine expenditures. Katie Lewis made a motion to approve the treasurer's report; Roger Cummings seconded; motion carried.

**Caretaker's Report:** Tim Brix

Tim Brix informed the clubhouse is down one water heater. The second heater in the series needs to be replaced as it is leaking externally on the top third of the tank. He cannot find the manual. Tim thinks the water heater was installed just four or five years ago. The water temperature is turned up on the one heater so that there is enough hot water for the bathrooms for the time being. Tim Brix said that water goes through the water softener before it goes into the water heater. Dan Paul thought we should consider that being the cause of the water heaters failing so soon after purchase and suggested looking into an on-demand water heater. This will be explored.

Glen Kastner hauled in 790 pounds of cans.

Tim Brix asked about the gate at the end of Arrow. About a month ago a trail camera was placed by the gate to determine who keeps knocking it down. Now the trail camera is gone. The board discussed placing large rocks in the place of the gate; however, that may just give wheelers something to try to get over. Options will continue to be discussed.

Jeff Zabinski is still trying to get ahold of Levi at the County to get instructions to remove foreign sediment from the lake and uncovering the culvert that had been covered up from the ATV turnaround by the clubhouse.

Tim Brix asked if he had approval to cut down the oak tree by the lake. After review of the email in the office from Darrin with the State of Minnesota and Scott Navratil, it appears this tree can be removed.

Tim informed he will take the ladder off the raft in the lake at Birch Park and pull it up onto the land. Jeff or Karen will get four tires in the shed this weekend to put the raft on for the winter.

**Activities Report:**

Doreen Mages informed the last activities of the year were Labor Day weekend. There was standing room only again. Wonderful! Doreen asked for board permission to purchase folding chairs. The chairs would cost about \$25 each. She'd like to get approximately 25 chairs. She informed there are extension leaves for the tables but not enough chairs. Oscar Ehrnst made a motion to approve the purchase of 25 chairs provided funding is available in the activities committee account; Jeff Finch seconded; motion carried.

Doreen also asked for approval to purchase baby changing stations to install in the bathrooms. This was approved also. The Koala care brand changing stations run about \$200 each. Tom Hansen made a motion to purchase two baby changing stations (one for each bathroom) if there are fund available in the activities committee account; Jeff Finch seconded; motion carried.

### **Road Committee Report:**

Not a lot going on right now with it being fall. The committee is trying to decide if some ditches should be dug out yet this fall or if it would be better to wait until spring. Dan Paul thought fall would be better. They will look into what ditches need to be done and find contractors willing to give a bid. Katie Lewis has a contact of a contractor from St. Cloud that is willing to come to the park to work. Jeff Zabinski said he can get a price for a culvert for Black Bear Pass if it would be decided to put the dirt from the ditches on that road. Dan Paul said he'll talk to the contractors working on the road from Leader to see if they are wanting to get rid of the dirt that comprises the roadway that they are digging out rather than having to haul it away. This would most likely only be able to be used for fill, not a top layer for our roads.

Dan Paul said Cherokee, Valley, and Southwood all need trees cut back so the plow can get through. Dan Paul informed, the park wasn't grading or plowing Briar, but someone is back there with campers and electricity now. Jeff Zabinski said if that is the case, a lot of work will need to be done on Briar as in its current condition, there is no way a plow can get back there.

They are going to try to cut back ditches one more time before winter too. All of the roads didn't get hit last time. Jeff Zabinski said he thinks it will take at least 20 hours to do this. Dan Paul said the longer we wait between mowing, the larger the trees are going to get making it impossible to mow down. The last time it cost \$100/hour. Katie Lewis made a motion to approve cutting ditches; Roger Cummings seconded; motion carried. Jeff Zabinski said he'll set it up.

**Bylaws Committee Report:** They are making some good progress. They are meeting again on October 9<sup>th</sup>.

**Water Access Committee Report:** The committee met today. Only four members were able to be present. They would like to meet again with more members present before they report any options/findings. The goal is to try to gain some type of access that is limited or able to be monitored.

### **Old Business:**

Tom Hansen, Glen Kastner, and Jeff Finch have been discussing remedies to prevent the water line from freezing in the men's room again this year. After removing downstairs ceiling tile along the north wall, they discovered there was no insulation along the sill-plate. Glen and Tim will be installing insulation in those areas and will also install some vented ceiling tile below the water line so warm air can radiate to reduce potential freezing problems also. Tom also suggested that we insulate all the sill-plates in the building to reduce heat loss in the winter. It is estimated the insulation will cost \$300 and the purchase of a hand stapler to hold the insulation in place.

Karen Ludwig followed up with Heartland Security on the installation of key fob entry for the door to upstairs at the clubhouse and the utility closet. The original quote obtained from Heartland was \$1,900 for one door. Heartland informed if it is approved to install/program two doors at once, they would discount the price to \$3,400 since they'll already be pulling wire. Keep in mind this quote includes the reader, wiring and programming; however, a locksmith will need to be hired to install the electronic strikes prior to wiring and programming. We believe this would cost approximately \$500. The savings to do two doors at one would potentially pay for the

locksmith. Since we are approaching winter months and the upstairs of the clubhouse won't be used, this was tabled to be discussed again this winter and completed in the spring.

Tom Hansen has reached out to a couple additional landscapers. He is still looking for additional companies who are willing to come into the park. Dan Paul suggested Schrupp Excavators or Northfork those companies to prep for new construction so they may be interested in giving a quote too.

### **New Business/Open Forum:**

John Orth is scheduling to remove the docks next week.

Katie Lewis suggested making a sign or blocking where people are putting boats in a Birch Park. Oscar could put rock on the side. Tom Hansen suggested a fence. Jeff Finch said a sort of guard-rail of sorts or a heavy-duty rope between poles. Jeff Zabinski will ask Levi when he calls about the culvert if rocks can be placed. **This area is not and was not ever meant to be used to land boats. The DNR does not approve of the disruption of lakeshore. Please stop anyone you see attempting to land a boat off shore at Birch Park.**

Alice Archer provided \$100 that Cheryl Kanfield donated to be put into the activities committee funds to purchase something for the kids. She and her husband, Bill were caretakers in the past. Cheryl bought a tree that she would like to plant in the park in memory of her husband, Bill Kanfield. Alice has the tree and informed she and Tim Brix were looking for a spot to plant it but wanted approval of the board. No one objected.

Brenda Hendricks said she'd like to have a list of the full-time residents in the park. Alice agreed.

Alice Archer said if anyone needs foodshelf items, she and her husband, Tom would be willing to pick up and deliver these items to the park.

Alice said for the people that live here year-round, she would like to have a key for the upstairs of the clubhouse. Maybe just she and Tom could have a key to get together with residents to play cards or have a meal. Alice said she feels like she doesn't know anyone in the park anymore and would like an opportunity to get to know more people who live here. If the new fob system gets installed, it is a possibility some full-time residents could have access on certain dates/times. This will be considered further.

Tom Hansen made a motion to adjourn at 10:41 a.m.; Jeff Finch seconded; motion carried.