

Wilderness Park Home Owners Association
Monthly Meeting Minutes
October 1, 2022

Meeting called to order by Jeff Zabinski at 9:40 a.m.

Board Present: Jeff Zabinski, Paul Albrecht, Tom Hansen, Oscar Ehrnst, Karen Ludwig, Roger Cummings.

Absent: Kari Koren, Jeff Finch and Kris Jackson

Secretary's Report: Karen Ludwig provided minutes from the September, 2022 meeting to board members and attendees. A moment was provided to read through the minutes. Paul Albrecht made a motion to approve the meeting minutes; Roger Cummings seconded; motion carried.

Treasurer's Report: Gina Libbesmeier remains the acting Treasurer advising and bringing Kari Koren and Kris Jackson up to speed. Gina did not provide a reconciliation report as today is the first of the month; however, bank balances were provided as follows:

Balances:

US Bank Checking: \$127,091.34

US Bank Savings: \$123,840.70

US Bank CD: \$20,241.26

First Resource Bank CD: \$11,932.42

Both Kris and Kari's background checks came back good so we will be making an appointment to get them added to Quickbooks and the bank accounts. Payments were made for normal monthly expenses. Roger Cummings made a motion to approve the treasurer's report; Oscar Ehrnst seconded; motion carried.

Caretaker's Update: Glen Kastner and Wayne Marklowitz rebuilt the bottom of the wall outside of the clubhouse to prepare for the cement that is scheduled to be poured as part of the landscaping project on October 6th. Glen said the ShopVac no longer works and would like the board to look into buying a replacement. The pool has been winterized. Glen said Derek Payonk does tilework and volunteered his time to replace the tiles around the top of the pool. Glen said when going over pool repair bids, Derek's offer is something the board should consider. Wayne spoke to a representative at Midnight Sun out of Baxter to see if they would provide a bid. Many members will be working on getting pricing this winter.

The door for the lakeside at the clubhouse needs to be replaced. The door Wayne priced out was approximately \$5,000. Oscar spoke to a member in the park who could get one for \$3,500 for a commercial glass door. Oscar will price out a glass window to be installed next to the glass door. Oscar made a motion to set aside \$6,000 to replace the door and purchase lumber and materials needed for installation; Tom Hansen seconded. Motion carried.

Wayne and Troy Bauman are going to measure bathroom stalls to get solid numbers for replacement/repair so that there is a secure area to shower. A committee was formed to put together the numbers/options as a whole to present at the December meeting.

Activities Committee: Jeff Finch was not present. The park will not be putting together a fall ATV run as the Bear's Den is hosting one the weekend of October 8th.

Road Committee: The road committee met this morning. Thank you to Oscar Ehrnst for putting in so many hours cleaning ditches. They look great. Due to his efforts, there will no longer be ditch cleanup after the meeting today and there is no need for rental of a wood chipper at this time.

Bylaws Committee: Shawnda Prigelmeier informed the committee is continually meeting to proceed with the update of Declarations/Bylaws.

Old Business:

Landscaping. Tom Hansen said Northfork had been busy and the project got bumped back due to weather. The plan is for the concrete to be poured October 6th. Thank you to Wayne, Glen and Oscar for repairing/replacing the rotten silplate. Paul and helpers have the based installed and wire ran for new lights. Gutters will be installed after the cement is finished.

New Business/Open Forum: Troy Bauman noticed a company is running fiber-optics through the park. Jeff confirmed if TDS or another company is in the park and running lines across a road, that company is to be notifying the park and they would be responsible if there are any problems.

Tom Hansen provided a thank you to the Jacksons for removing the cement pad and slopping the ground in front of the park shed. Northfork said they will take the cement away.

Troy Bauman informed a helicopter pad needs to be 100' x 100' and informed this area cannot be labeled as a helicopter pad, but known to the park members. Once the location is determined, it will be provided to the first-responders on the list that is being put together. Wayne said the Sheriff said not to worry about it, but members feel it is important to have a place closer. Jeff Zabinski said Tracy Oevermann was looking into this years ago and working with the ATV club for locations. Jeff Z. suggested reaching out to her too. Troy and Wayne both agreed this is turning into a larger project than planned and may take some time.

Brian Dede offered/suggested hosting classes to teach CPR to members as he and his wife are certified trainers. He said classes would be small as he only has four manikins. This will be brought up again next spring to see if members would be interested in such a class.

Tom Hansen made a motion to adjourn at 10:44 a.m.; Roger Cummings seconded; meeting adjourned.