

**Wilderness Park Homeowners Association  
Monthly Meeting Minutes  
December 4, 2021**

Meeting called to order by Tom Hansen at 9:35 a.m.

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

Absent: Jeff Zabinski

**Secretary Report:** Karen Ludwig

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

**Treasurer's Report:** Gina Libbesmeier discussed the reconciliation report dated December 1, 2021. The reports Gina provided to the board reported:

**Balances:**

US Bank Checking: \$120,760.03

US Bank Savings: \$63,831.24

US Bank CD: \$20,226.96

First Resource Bank CD: \$11,919.04

Deposits for the month totaled \$8,616.48. At a previous meeting, a motion was made to set aside \$20,000.00 in savings for landscaping around the clubhouse. Considering the \$13,826.13 that needs to be held in savings pursuant to the bylaws, \$30,005.11 remains to be used. Gina informed these funds are earmarked for pool repairs or other clubhouse maintenance/repairs. Jeff Zabinski suggested moving \$80,000 from checking to savings as was done last year for safety purposes. Gina will make this transfer. Gina informed there is still approximately \$34,000 in uncollected back dues that will most likely never be recovered.

Activities committee ended the year with \$804.00 remaining in their account.

Gina informed the pool permit arrived and is in Glen Kastner's name. The permit for the aerator came as well.

Members signed the October meeting minutes to add Tom Hansen as a signer to the accounts.

Katie Lewis made a motion to approve the treasurer's report; Roger Cummings seconded; motion carried.

**Caretaker's Report:**

Glen Kastner informed the truck needs a new tire. Glen asked for permission to get two new tires. He informed since the truck won't be used during the winter, this isn't urgent. He also informed he pulled the battery out for the winter and placed it in the office so it's out of the cold. Gina Libbesmeier has a family member that works for Royal Tire so she'll see if she can get a discount. Gina will price out two new tires or see if there is a set for four used tires that are in good condition.

Glen informed the John Deere lawn mower is aging. The steering is out. The pickup/bagger is terrible and the pulleys/belts keep slipping. Due to the age of this piece of equipment and its state of repair, board members will look into buying a new lawnmower/tractor in the spring or see what the cost would be to repair it properly. Glen informed he spent frustrating hours working on it. Jeff Finch said he'll pick up some brochures from John Deere

and Kubota dealers to see what a new one costs and determine what would be best for the park. It is the consensus that a new commercial tractor would run \$15-20,000. Oscar Ehrnst suggested looking into a lawn vacuum of sorts rather than a blower/bagger attachment for the tractor. They do a better job and hold up better. Dan Paul informed he had one in the past and agreed.

Glen Kastner made a list of tools needed for park use. He requested a hacksaw, channel lock, small drill bits (1/4" down), funnel, crescent wrench (set of 3), pipe wrenches, and a couple tubes of grease. Gina asked if she could buy a \$70 commercial snow shovel (the push-type) but it would have to be kept in the shed.

Insulation was installed in the men's bathroom and the sill-plates. Gutters are done. Shed is looking cleaner. There are still things that need to get cleaned out of the shed in the spring. A group of board members will get together to clean up some more a few weeks before dumpsters come in June.

**Activities Report:** Jeff Finch noticed the baby changing stations that Doreen picked up are in the clubhouse as well as the chairs. They just need to be installed. Glen Kastner said he could put them up but wanted to know where she or the board intended for them to go. Tom Hansen informed he believes Doreen stored the paddle boats, etc. for the winter at her place. Jeff Finch is taking over the activities committee starting in 2022. Jeff said he'd like to do a rib-cookoff or some type of July festival and do a fun run again in October for sure. More details on activities to come.

**Road Committee Report:** Jeff Finch informed they are still looking at cleaning out ditches. Jeff Zabinski has been working on getting prices for gravel for next year. Iroquois Loop, Mohawk, Archer and Meadow Lake Road are first priority for next year.

Dan Paul has been repeatedly removing debris from the culvert on Arrow near Shawnee. Tom Hansen found someone to come in to trap and remove the beaver. This individual will remove them for \$30 each. Dan Paul met with this individual who is going to wait until January or until the ponds freeze over so he can get out there safely. They are also looking into the beaver dams on Arrow near Todd Paulsons' and the big one near Myron Rasmussen's place. This trapper told Dan Paul he traps all the beaver for Crow Wing County and gets \$75/each from the County.

The committee will have the roads plowed as needed and watchings for trees that may fall to keep them off the roads and clear for the plow.

Jeff Finch said the culvert was dug up and pulled back and 20 yards of class five was brought in at the ATV turnaround in the clubhouse parking lot.

Gina Libbesmeier made a motion to approve the road report; Katie Lewis seconded motion carried.

**Bylaws Committee Report:** The bylaws committee is planning to meet today; however, only four of them are available today. They informed the covenants are just about complete and they are working on the Bylaws now.

**Water Access Committee Report:** No members were present. Dan Paul said there are members that live in the park and get water from the clubhouse to shower. Some of these individuals relayed through Dan that it would be nice for permanent residents for the water at the clubhouse to be turned on for winter. The reasoning behind this was if water can be taken to their homes, it would save on wear and tear of the water heater, showers, etc. It would also leave the clubhouse cleaner rather than having so many members regularly shower at the clubhouse. Katie Lewis shared her opinion and informed this is understood and the committee is supposed to be coming up with a solution as was voted on at a prior meeting.

## **Old Business:**

As stated in the caretaker report, Glen Kastner added insulation and took necessary action to keep the water line from freezing up in the men's bathroom as it has in past years.

The water heater that was leaking was repaired. Tom Hansen and Glen Kastner replaced the heating element and put shut-offs and couplers on each of the tanks for simpler repairs in the future.

Tom and Glen also installed the door on the east side of the clubhouse towards the pool.

The pool was properly winterized.

John Orth pulled the docks out. Paul Albrecht and Tom Kirchner pulled out the raft.

Oscar asked if more boulders should be placed by Birch Park to keep people from landing boats. Oscar thinks he could get a few more boulders and would be willing to place them. Jeff Finch spoke to the owner to the east and said he didn't think he'd mind if boulders were placed up to the property line. It was suggested that some boulders should be placed by the ATV parking lot near the lake as well, as long as the DNR would approve.

The color-run and pot luck last October went well. There were about 25 members in attendance. The funds donated that day are going to the Veteran's memorial at the front gate. The concrete has been poured and poles have been ordered. Jeff Zabinski has had \$170 already donated. The total cost for this project will be about \$5,500 with poles, flags, cement work, etc. The fun run generated \$434 more in donations. If anyone is interested in making a donation, please contact Jeff Zabinski or another board member.

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

The Aeration pump needs to be installed. As Gina informed, the permit was obtained. Paul Albrecht is going to install a new plug so it can be wired appropriately. Glen has been looking for the pipe to run out to the lake to install the aeration pump. Tom, Paul and Glen will try to get it out today (depending on the thickness of the ice) or Glen will work on it later this week. Jeff Finch volunteered to help later in the week or next weekend.

Tom Hansen suggested removing the big leaf/mulch pile by the shed and suggested if there needs to be a pile somewhere, it should be on the other side of the shed. Tom suggested building up that steep spot by the shed when the landscaping is being done.

Dan Paul got in touch with Northfork regarding landscaping. He will call Dan Paul when he's in the area to meet and take a look at our project. It is understood this will be quite an expense, but if these repairs can be done all at once, it would be best for longevity rather than landscaping a little at a time.

After checking the schedule, it appears the first Saturday of January is on the 1<sup>st</sup>. **Due to the holiday, the January meeting will be held on January 8<sup>th</sup>.**

Jeff Finch said the local pool businesses in Brainerd that he reached out to informed they do not work with cement pools anymore. Valley Pools recommended calling Stone Age Pools. He called them and is waiting for a response. Katie Lewis attempted to contact a few places as well. The problem appears to be we need to find a commercial contractor that works with pools. Most small/local places only work on residential pools.

Glen will continue to be on-call and working part-time throughout the winter to clean, shovel, and check to make sure the aerator is running. Since Glen is working such few hours, he agreed to get paid just once per month.

Gina has been working on putting together interview questions to discuss at the January meeting. The hope is to post the job on the website in January with plans to hold interviews in March to have a caretaker available to start in April or beginning of May (after background check comes back and pool permit is obtained).

Oscar Ehrnst informed there is also beaver building a dam in the lake by the clubhouse.

Katie Lewis made a motion to adjourn at 10:57 a.m.; Jeff Finch seconded; motion carried.