

**Wilderness Park Home Owners Association
Monthly Meeting Minutes
December 3, 2022**

Meeting called to order by Jeff Zabinski at 9:38 a.m.

Board Present: Jeff Zabinski, Paul Albrecht, Tom Hansen, Karen Ludwig, Roger Cummings, Kari Koren, Jeff Finch and Kris Jackson.

Absent: Oscar Ehrnst

Secretary's Report: Karen Ludwig provided minutes from the October, 2022 meeting to board members and attendees. A moment was provided to read through the minutes. Kari Koren made a motion to approve the meeting minutes; Jeff Finch seconded; motion carried.

Treasurer's Report: Gina Libbesmeier has gratefully continued to handle Treasurer duties and been in communication with the board so that everything runs smoothly as Kari Koren and Kris Jackson have not been able to get trained in on all of the tasks. Gina was in attendance and provided reconciliation reports for the months of October and November, 2022. Bank balances were provided as follows:

Balances:

US Bank Checking: \$125,686.21

US Bank Savings: \$123,842.72

US Bank CD: \$20,241.26

First Resource Bank CD: \$11,936.93

Deposits for the month of November totaled \$4,475.00. Payments were made for normal monthly expenses as usual. Roger Cummings made a motion to approve the treasurer's report; Tom Hansen seconded; motion carried.

Gina suggested Wayne and Glen be issued a check card so a blank check doesn't always need to be left in the office for any of their minor needs. Glen advised he's been using the money from recycled can to purchase most of the supplies, etc. that has been needed. As Glen and Wayne both had clean background checks, the board will check with the bank on the possibilities of getting a card.

Caretaker's Update: Glen Kastner and Wayne Marklowitz provided an update. Glen put the aerator out.

Kris Jackson said there was a toilet leaking in the women's bathroom. They will look into it.

Bathroom Remodel Committee Update: Wayne Marklowitz said Troy Bauman informed he cannot get all the components to put dividers in between the showers. Wayne and Jeff Zabinski talked about a possible stainless-steel wall between. The proposal Wayne put together included lights and fans for each side. His proposed suggested Glen and Wayne handle the labor at their normal pay rate (during normal working hours). A rough estimate of costs would be \$7,500.00. Jeff Z. and Wayne will put together some more specific numbers to vote to proceed on at the January meeting. Wayne thought this would be best to do as a winter project while there are less people using the facilities, if approved. This remodel will provide added privacy and security to eliminate events similar to the one this past summer.

The lake door was installed. Thanks to Bryce for his help. Wayne said the trim still needs to be finished inside, but all went well.

The defibrillator still has not been replaced. We still have a loaner. Wayne advised he was informed new ones are now in stock and would cost \$750. Tom Hansen made a motion to proceed with this purchase; Jeff Finch seconded; all in favor. Wayne will get the invoice to Gina for payment.

Wayne said they borrowed Glen's ladder on a regular basis this past summer/fall. Wayne asked for permission to purchase a "little giant" style ladder for the park. Wayne also proposed the purchase of a cordless tool set. Jeff Zabinski said the combo kit looked good but they should have a 20-volt set. Jeff made a motion to purchase the set and the ladder; Kris Jackson seconded; all approved.

With the construction pending, Jeff Zabinski asked that members use the lake door.

Activities Committee: Jeff Finch advised all activities are on hold for winter.

Road Committee: Gravel was placed by Ideal Construction as planned improving many more of the park's roads – completing 3.5 miles (4,215 yards of product was placed). Jeff Zabinski said a culvert on Hyland needs to get fixed in the spring. The road committee will meet to get a plan together for ditches and gravel for next year. Payment was made to Ideal Construction in the amount of \$60,470.00.

Dan Paul said he heard that when the contract with Nanik is up, Nanik may not be renewing. If any member knows of another company that may be interested in grading/plowing if in fact Nanik is no longer interested, please inform the board. The last time our two-year contract was up, Nanik was the only bid received.

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

Old Business:

Landscaping. Tom Hansen advised this is a work-in-process. Rain and weather delays along with delays for materials delayed the project. Now it is on hold for winter and will resume and be finalized this spring.

Heli-Pad Committee. Wayne Marklowitz advised the committee said there is only one spot that was an acceptable location – somewhere near the intersection of Black Bear near Mohawk. Wayne contacted other local entities and no one was interested in coming together to prep a designated location. Therefore, this project continues to be a work-in-progress and is on hold.

Angela Rhode and others donated a first-aid kit. It is being stored by the defibrillator.

Pool Repair. Glen Kastner had talked to a guy that lives in the park who can replace the tile and get skimmers reset, but cannot do the concrete. Glen said Derek Payonk could do this, hopefully in the spring. Glen will reach out to Derek to get materials and a plan in place so the pool can be opened. Gina Libbesmeier said Derek does good work. Glen also agreed to put together get a quote to fix the gate, tile and skimmers in addition to materials to acid wash and paint.

New Business/Open Forum:

Jeff Zabinski got a complaint that people were shooting in the park. Roger Cummings said it was down by him. Wayne advised he heard it too, but thought it was state land. Please keep in mind there is no shooting in the park. Kris Jackson said please also keep in mind the sounds echo and it is hard to tell where it is coming from. We ask members to please exercise caution.

Tom Hansen said there was concern about the gate that swings out at Eastgate and Hyland. Tom stopped and talked to this member and he/she added a florescent ribbon on the end of the gate so that its more visible.

Paul Albrecht said he has a trailer to donate that could be converted for use with the swim raft. It would need to be slightly modified. Dan Paul said if Jeff Zabinski provides the materials, he will make it work.

Park Manager/Bookkeeper. We talked several times about a park manager or bookkeeper to assist with the treasurer duties. Gina Libbesmeier has been doing a majority of the work as Kris and Kari have had other obligations. Jeff Zabinski and Karen Ludwig talked about having a paid employee or sub-contractor to work an average of 10-hours a week to handle these duties. The theory is the park would technically have one full-time employee comprised of two part-time caretakers and a part-time bookkeeper. Gina Libbesmeier advised Glen and Wayne's combined pay has not exceeded the amount budgeted and proposed \$20/hour for an average of 10 hours per week going forward. She said she does not want pay/reimbursement for work she's done since August. Tom Hansen said he'd still like a full-time Park Manager sometime in the future. Karen Ludwig made a motion to hire Gina Libbesmeier as a bookkeeper as proposed; Kris Jackson seconded; all in favor. Gina wanted it stated in the minutes that she did not quit the board to get a paid position. She understands Kris and Kari have personal obligations and she is willing to continue to help in this position. Gina Libbesmeier accepted this position, pending a written job description which will be presented for approval at the January meeting.

Tom Hansen wanted to acknowledge all the assistance members in the park give in volunteering their time. He asked if there was a way to compensate these individuals somehow. Jeff Zabinski said he doesn't want any compensation for time he has volunteered and believes volunteering is just that, and members generally aren't looking for compensation. Thank you, Tom, for acknowledging the efforts of others.

Tom Hansen made a motion to adjourn at 11:24 a.m.; Roger Cummings seconded; meeting adjourned.