

Wilderness Park Home Owners Association
Meeting Minutes
July 12, 2025

Meeting called to order by Jeff Zabinski at 9:35 a.m.

Board Present: Jeff Zabinski, Oscar Ehrnst, Chris Mann, Kris Jackson, Jessica Tate, Brice Grafstrom
Absent: Kari Koren, Tom Hanson, Rob LaFleur

Motion by Brice Grafstrom to approve the agenda. Oscar Ehrnst seconded; All in favor. Approved.

Secretary's Report: Chris Mann provided minutes from the June 14, 2025 meeting to board members and attendees. A moment was provided to read through the minutes. Oscar Ernst made a motion to approve the meeting minutes; Kris Jackson seconded; all in favor, motion carried.

Treasurer's Report: Jessica Tate gave information to the Board. Financial information is always available for members at the Board meetings.

<u>Banking:</u>	
US Bank Checking:	\$ 4,317.76
US Bank Savings:	\$ 69,862.85
US Bank CD	\$ 21,039.62

<u>Dollars Collected:</u>	
12/31/24	\$ 5,460.00
1/31/25	\$ 7,334.00
2/28/25	\$ 4,605.00
3/31/25	<u>\$ 7,621.64</u>
4/30/25	\$ 1,203.80
5/31/25	\$ 8,168.20
6/30/25	<u>\$ 1,880.00</u>
Total	\$36,342.64

\$89,874.04 Outstanding Dues by 91 members

Brice Grafstrom motioned to approve the budget. Kris Jackson seconded; All in favor. Approved.

Caretaker's Update:

Glen Kastner needs a backwash valve for the pool that will cost approximately \$150. Also, the main drain cover is 2 years from being expired and will cost approximately \$2,000 to replace. This cannot be done until the end of the season when the pool is drained. Glen will order and will be replaced at the end of the season.

Oscar Ernst motioned that the budget allocate money for the main drain cover. Brice Grafstrom seconded; All in Favor. Approved.

Board Members Discussion: The security system is being worked on. It is wired, cameras are going up and it will be done soon. It is especially needed to identify those who are damaging property. The foosball table is being smashed and the cue ball is missing. Cameras will be facing the pool, lake, parking lot, game room, common area room, and front door.

Activities Committee:

Jeff Zabinski reported the ice cream social was a success and drew approximately \$400 in donations. Another may happen in August. The vending machines have been purchased and need to be wired. The electrician will cost approximately \$850. The parade was a success with great participation!

Road Committee:

The committee is working on pricing on gravel for Meadow Lake Road all the way around. There are also culverts needed. The committee is planning to have pricing for next month.

Wayne Marklowitz asked for an estimate of the cost of gravel. Jeff said it is approximately \$20/yard for gravel. 1200 yards, 4 inches deep, for a length of 1 mile would cost between \$20-30,000. In addition, to the gravel cost is maintenance and culverts. The committee has been working to remain financially responsible in upkeep.

Collections Committee:

Jessica has been reporting the updated numbers each month. Since December we have collected \$36,342.64. Jessica has worked hard to get the computer set up with 30-60 day reminders. She Will be here at 8:00 for the annual meeting to collect payments. She has a swipe/tap system that does mobile deposits immediately.

Declarations Q&A – Vicki Mattson emailed Kelly Daniels with an error on pg. 10. The wording “within 60 days,” should be “within 90 days.” Vicki also indicated that some of the property is missing under common elements. There was discussion questioning if the ski hill is owned by the association. Brice Grafstrom believes it’s owned by Teacher’s Association and we need to get the title switched. A title company will be used to make sure it’s in the Association’s name as we are paying property tax on the land. Shawnda Prigelmeier is aware of a process that is based on years owned and will connect with the Board. Once the title is fixed, the document will be amended.

Jessica Tate has also pulled all parcels from the county and has sorted data by what parcel is owned by who. Jessica would like a second set of eyes and will provide common area information to Kelly Daniels to update.

Kelly Daniels motioned that the ski hill ownership be on the next agenda. Shawnda Prigelmeier seconded; All in favor. Passed.

Melissa Ehrnst requests that it is stated that it is the owner’s responsibility to update the Board with changes in contact information. Jessica Tate uses Cass County information as the most accurate. Please check with Cass County to be sure contact information is correct there.

Corine Young asked about properties being sold between owners. Jessica has added custom data fields into QuickBooks where she can pull owner IDs to match to Cass County GIS data. When bought from the county, there is no notification. Jessica Tate has been creating a lot of systems and is recognized for her hard work!

The Board is meeting to discuss the next budget. An office manager position will be added.

Reginold Washington is proposing a separate cell phone dedicated to the Park with specific contact hours for Board issues. Josh Ostrowski knows of an app that would allow business hours. Keith Munson suggests that we add an Esim to phones and set up Teams. Wilderness Park needs to set up an account. The Board will discuss.

Old Business: None

New Business/Open Forum:

Wayne Marklowitz said there are 6 trees down and a lot of cleanup is needed. Melissa Ehrnst stated that if you have a tree that falls in the road and it’s on your property, please clean it up. Jeff Zabinski reminded that it is right of way issue that the Board takes care of it. Sandy Hirdler also stated there is a tree down and she could use help as she doesn’t have a chainsaw.

Sue Kastner is proposing a pickleball court. The tennis court needs to be resurfaced and she stated that she had a visitor who twisted her ankle. The Board asked that it is brought up at the annual meeting. Bringing information including what is needed, cost associated, and any details to the meeting would help with the process. Shawnda Prigelmeier has suggested creating a planning committee that people could look at proposals to get details together to present to the Board.

Jeff Zabinski received pushback on the ATV course from people who wanted to get trained without doing the online course. Additional courses will be done after Labor Day and participants must go through the online process. Josh Ostrowski is wondering about collecting a fee. We could ask for a donation. If anyone is willing to get a license to train, it would be appreciated and needed. For 20 students there should be 3-4 trainers. We had 2 at the June training. Wayne Marklowitz checked into the training and said it takes an ATV and snowmobile certificate as an adult and a 4 hour course.

Jeff Jordan suggested that we have a sticker system for ATVs to collect revenue. Josh Ostrowski said he won’t put on a sticker and asked who would police it. The subject went no further.

Levi Brown is our new DNR representative. He will be available at the next ATV course.

Brice Grafstrom made a motion to adjourn at 10:46. Kris Jackson seconded; all in favor, meeting adjourned.

Note: The next meeting is August 9, 2025, 9:30 a.m. at the clubhouse.
Annual Meeting is August 16, 9:30 a.m. at the clubhouse. Check-in at 8:00.