

WILDERNESS PARK HOME OWNERS ASSOCIATION

APPROVED

FEBRUARY 4, 2017

**Board Members in Attendance:** Tom Kirchner, Kristi Kalkbrenner, Gina Libbesmeier, Brenda Henricks, Shane Heald, Mitch Peterson, Char Fischer

Absent: Corky Smith, Stephanie Schmidt

**CALL TO ORDER at 9:34 am**

**PRESIDENT'S REPORT:**

- Tom requested all board members introduce themselves and include what committee's / positions each hold.  
Tom - President and Road Committee  
Shane - Road Committee  
Tracy - Treasurer  
Gina - Welcome Packet  
Kristi - Secretary  
Brenda - Vice President and Activities Committee  
Char - Newsletter

**SECRETARY'S REPORT:**

- Kristi read the meeting minutes from January. Brenda made a motion to approve and Mitch 2nd it, all approved.
- Once meeting minutes are approved they will be placed on the website. Meeting minutes will also be updated in the glass case in the clubhouse once the key is located in which it was noted that it is hanging in the office. I noted that we do still need to add 3% to PayPal amount for dues to be paid on the website.

**TREASURER'S REPORT: TRACY**

- Debts - Northfork bill was looked at by board members and was okay to pay.
- Approved lots to start foreclosure on. Tracy compiled a list of a few lots that are extremely past due on dues. Some owners would like to give their lots back to the park or would like assistance in selling their lots. Tracy would like approval to give this list to the attorney to start a silent foreclosure. We may not be able to do anything with the lots for a six month grace period. Once we are given a clear title Tracy proposed that we use the money from the sale to proceed with the next set of lots. It was discussed we could possibly use some of the CD money to be able to start this process with the intention of paying this back after we see profit from sale of lots. We would like to see if there would be a checklist from the attorney that we could maybe save some attorney fees by doing some steps ourselves. Brenda made the approval to start the process and Shane 2<sup>nd</sup> it, all in favor.
- Quarterly money to be set aside in a CD according to bylaws. Tracy stated that she took 1% of the dues to place in the savings and then will eventually place in CDs. Tracy transferred \$1,054 from July dues to savings. She would also like 1% of the sales of property foreclosures to be put with that as well.

- Outstanding Dues - When Tracy took over the books the outstanding dues stood at \$120,000 and as of now is at \$89,964.16.
- Checkbook balance - Anchor Bank CD has a balance of \$18,523.78, Eagle Valley Bank CD has a balance of \$11,782.82, US Bank checking is \$54,654.38 and the savings account is at \$11,154.67.

### **BYLAW AND COVENENT**

- Colleen brought the letter to the board that she would like to send out to those property owners who were given initial notice to clean up their properties. A total of 11 owners received the initial letter. Out of the 11, 7 of them have started cleanup but hasn't finished and 4 of them did nothing. The committee will be having another meeting to discuss the next step after this letter is sent out. It was requested the deadline for having the properties cleaned up be by June 30<sup>th</sup> and that the park clean up (dumpster info) is listed in the letter as well. The board requested removal of a sentence in the letter and with removal of the sentence Brenda made a motion to approve and Kristi 2nd it. Colleen will bring the revised letter to the next meeting.

### **ROAD REPORT:**

- Roads serrated wouldn't be a bad idea. Shane stated that sand was put on the hills and plowing has been done per agreement.

### **ACTIVITIES REPORT:**

- Brenda will get a date set for the breakfast and hog roast. Committee is thinking about possibly doing a festival along with the hog roast. This will be discussed at the next committee meeting. Brenda mentioned that if anyone is interested in volunteering on this committee it is always welcomed.

### **OLD BUSINESS:**

- Pool Signs: Gina - got pricing from AK Graphics for a pool sign stating the rules of the pool. She stated a 2 x 3 sign would cost \$150. She also stated that 20 MPH signs would be a cost of \$25 each. Dan Paul stated that Geyer Signal is moving and sometimes throws those signs away. He will check with Geyer Signal to see if we could get some signs or see how much they would cost.
- Security Cameras - Shane got the information for the camera's / siren this morning. He will start looking into this.
- EMS - First Responders - Tracy stated that she talked with Kelly from Cass County and they are on board with this. She also spoke to the manager of Staples Ambulance and they are super excited with this idea as it does take a good 20-30 minutes for an ambulance to make it to the park. First responders could be a substation for Motley. They would like if we could even extend the service beyond just in the park. Equipment needed for this would be five radios that would be tied to the ambulance radio for communication. Ideally it would also be a good idea to see if we have a 200 x 200 area we could free of trees for the possibility of a helicopter needing to land in the park. The parking lot was brought up however in the summer the parking lot may be occupied with homeowners utilizing the clubhouse or pool. Contact for the First Responders in the Park will be Tracy. Shane and Tom have expressed interest in helping with this as well. A note will be going out in the newsletter to see if there are others in the park interested.

### **NEW BUSINESS:**

- Dues Committee Update: Dues committee met and brought a few ideas to the board. With the county utilizing “parcels” and our due structure utilizing “lots” it makes it difficult to figure out dues that are owed. The board discussed this and decided to do away with “lots” in the park and utilize “parcels” for the due structure. A motion was made by Mitch and Brenda 2<sup>nd</sup> it, all were in favor. Concerns were also brought up of multiple occupants on one parcel. Mitch mentioned there is to be one structure per parcel. Glen Young has also joined the committee to help further meetings to decide a due structure. The committee will bring a proposal to the March meeting.
- It was made known that Gina and Corky called a special meeting this morning prior to the 9:30 meeting. All board members were present except for Stephanie Schmidt. With the conduction of this meeting as well as the special meeting this is the third consecutive meeting Stephanie has missed and therefore she has been removed from the board. There will be a certified letter that is sent to Stephanie stating this as well as several covenants and bylaws that were not abided by. A board member will also be meeting with Cass County Sherriff to have them retrieve the park’s snow blower, laptop, keys to the handicap bathroom and any other park property in her possession. The person to fill Stephanie’s position will be the individual who had the next highest votes at the annual meeting in August 2016.

### **OPEN FORUM:**

- Patty brought up a concern of the road plowing being too close to her mound system. Shane took down her address and stated he would look at it.

Meeting adjourned at 11:14 am - Next Meeting is March 4, 2017