

WILDERNESS PARK HOME OWNERS ASSOCIATION

APPROVED

March 4, 2017

CALLED TO ORDER at 9:30 am

PRESIDENT'S REPORT:

- Kraemer Hunting Preserve – Tom was able to check on this, there is no indication of road work.
- Vania Agrey has replaced Stephanie on the board.

SECRETARY'S REPORT:

- Kristi read the meeting minutes from February. Shane made a motion to approve and Brenda 2nd it, all in favor.

TREASURER'S REPORT: TRACY

- Debts – A Northfork bill was brought to the board and approved to pay.
- Tom is now listed on the checkbook as a second signature.
- Budget – Monthly
- Approved lots to start foreclosure on. There are five people willing to give back their lots. In regards to delinquent accounts it is \$75.00 for judgements which can be done at Cass County and then we would have the ability to do a lien and take wages. Outstanding dues that were sent to the Attorney totaled \$60,070.47.
- Dues outstanding total \$88,000
- US Bank - \$53,148.98, US Bank Savings - \$11,725.50, Anchor Bank CD \$18,523.78, Eagle Valley Bank \$11,782.82,

CARETAKER REPORT:

- Tim mentioned that he continues to cut back trees. He wants to create a list of serial numbers for all Park equipment.
- Tom also talked about the overhang over the back door. Tom requested approval to get material to do this so the snow and ice do not build up by the bathroom door. Mitch made a motion to approve it provide the costs do not exceed \$500 and Corky 2nd it, all in favor.

BYLAW AND COVENENT

- Colleen had brought the revised letter to send to those who have made some progress in cleaning up their lots. She also distributed a list of these people as well as their due status. The letter does state the dumpster information in this as well. It was decided that the board members will sign the letter at the April meeting. Letters (to keep working on clean up and to four of the 11 who have done nothing) will be sent certified to all 11 people.

ROAD REPORT:

- Approaches were addressed and the need for new approaches to be put in properly so when we get rain it isn't washing away the road or causing more damage to the road. It was discussed to have a permit purchased to be able to create an approach; however, after further discussion it was noted to have this information added to the Welcome Packet and Newsletter, and put on the website. New owners should feel free to contact someone on the road committee if they have questions on how to go about putting in their approach.
- Shane is continuing to work on the bids for the ski hill. He is currently waiting for correspondence back for tree removal to see what kind of money will be given to the park for this.
- We should be getting money from the other townships for plowing a couple of miles out of the park. The thought is that it is \$90 each time, \$40 from one township and \$50 from the other.

ACTIVITIES REPORT:

- Brenda stated that there will once again be a breakfast on Sunday, May 28th, which is Memorial Weekend.
- A date was also set for July 15th to be the hog roast in the park with thoughts of having a Wilderness Park Day with other activities for kids and adults going on at the clubhouse.

OLD BUSINESS:

- Security Cameras – Shane has not dug further in to this at this time.
- Update regarding Cass County Sheriff regarding park property that needs to be returned which is in possession of Stephanie Schmidt. Gina stated she did go to the attorney's office to retrieve the laptop and this has been returned to the office. Gina does have a case number going. Next step is meeting a Sherriff at the park to sign a report for stolen property which is the snow blower. It was discussed instead of trying to get the Handicap bathroom keys back the bathroom lock will be rekeyed.
- First Responders – Tracy stated that EMS group she has been talking with would like to come to the board before or after the April meeting to discuss things with the board members. We do need to check insurance to see if we would need extra coverage in case of an incident regarding a first responder. If any volunteers are willing to be a First Responder they should contact Tracy.

NEW BUSINESS:

- Dues Committee Update: The last meeting we changed our park structure to include parcels instead of lots. The dues committee presented a suggestion to the board for a new due structure. The due structure would be set at a base due, for example \$245.75 as in years past and then each additional parcel would be 1/3rd of the base price, for example \$81.92 if the dues were to stay the same. The board needs to follow Cass County's regulations regarding permanent structures allowed per parcel. They may choose to leave those in place however they cannot be replaced with any new structure without written consent from the board of directors. Each owner with more than two permanent dwellings per parcel will be subject to additional annual dues and/or fines. Corky made a motion to approve and Shane 2nd it, all in favor to moving the due structure per the letter that was proposed.

- Cones will be left outside of the shed so if anyone sees a bad spot in the road they can grab them and put them where they need to be. When someone places a cone on the road they should contact someone on the road committee.
- Inventory equipment list and files made with descriptions, serial numbers, etc.
- The newsletter will be mailed out by Char on March 15th.
- Soil and water conservation: Tracy was driving around taking pictures of land for someone who had contacted her regarding some property in the park that was for sale. It was noted on the east side of Willow there are no trespassing signs which are on county lots and also pallets in a wetland. It was decided to turn these over to the DNR and County to let them handle.
- Tracy turned in a proposal to create a position for a full-time park manager. Many of the duties for this position would include helping Tim with the pool, having regular office hours, maintain clubhouse rental calendar, help with mowing lawn, etc. Tracy proposed a wage of \$16.00 per hour. Many comments were voiced that this is something the park has always wanted to do. Concerns were brought up about the need to check if workers' compensation insurance is needed with this, where the funds would come from for the position, etc. Mitch made a motion to have a special meeting at 8:30 a.m. on April 1, 2017 for only the board to discuss this, Char 2nd this, all were in favor.

OPEN FORUM: No items were brought up.

Meeting adjourned at 11:30 am - Next Meeting is April 1, 2017