

Wilderness Park Homeowners Association  
Approved meeting minutes  
June 3, 2017

Meeting was called to order at 9:30 am

Present: Gina, Mitch, Tom, Brenda, Kristi

Absent: Shane, Char, Corky and Vania

**President's Report: (Tom)**

- Al passed away and people would like to see a tree planted with a plaque in his memory. Tom, his wife, and Linda Martins are taking care of this.
- Corky is off the board due to missing three consecutive meetings. It was asked if anyone would like to fill his position. Debbie Jordan came forth to fill this position. Debbie's number is 612-516-9969.
- Memorial Day was pretty uneventful in the park other than a few complaints of loud four-wheelers and other four-wheelers being in the park that were not park owners.
- This weekend we had the dumpsters available in the clubhouse parking lot. Angie and Pixie were thanked for spending the day at the gate to monitor vehicles coming in to the park to drop off garbage as the dumpsters are meant for the park residents to clean up their property.

**Secretary's Report: (Kristi)**

- Kristi read the meeting minutes for May and those were approved. Brenda made a motion to approve the minutes and Mitch seconded it, all were in favor.

**Treasurer's Report: (Tracy)**

**Anchor Bank CD: \$18,523.78**

**Cash on hand: \$782.50**

**Eagle Valley Bank: \$11,782.82**

**US Bank: \$24,679.35**

**US Bank Savings: \$11,154.93**

**TOTAL: \$66,923.38**

- We have collected \$2,800 since sending names to collections.
- There are two lots in the park that neighbors will be buying and will be paying the back dues associated with them, that will bring in \$4,000-\$5,000.
- There are five properties going through a quick claim deed to move them under the park's name.
- Bills brought to the meeting include a Northfork bill for \$5,000 for grading, receipts for the breakfast as well as Tim's few receipts.

- The alarm on the clubhouse was checked out. There are a few sensors, but the “brains” of the alarm are gone. Looks as if wires had been cut, the main system is gone. There was a bid presented to the board to get the alarm up and running. The proposed amount is \$1,915.05. It was decided to table this until the annual meeting, Mitch made a motion and Gina 2<sup>nd</sup> this, all were in favor.
- It was also brought up that the tornado siren should be checked to see if we can get that up and running. We will be getting a quote on this.

#### **Caretaker’s Report: (Tim)**

- Tim stated he had to open the dam on Briar seven times. There are several other culverts that are plugged and need to be unplugged.
- Tim cleaned the gutters on the clubhouse.
- He has been working on mowing the corners of roads.
- Keycard sensor had a broken spring and this was replaced.
- It was stressed that we need to redo the deck on the pool and that the pool is losing water. We need to do major pool repairs in the very near future, there will be a quote put together for this. There was a new pump ordered for the pool.

#### **Bylaws and Covenants: (Tom)**

- Nothing has been discussed further, no update.

#### **Road Committee: (Tom)**

- Shane and Tom will need to get together to discuss roads. Northfork was asked to be at this meeting; however, they are not present.
- Chloride on the roads – whether to do this or not. It was stated that this needs to be done as we purposely raised the dues in the last year for this and so that money needs to be dedicated to this. It was also brought up that there is a possibility of using a vegetable oil ? The cost of this is the same each year; however, you end up using less and less each year.

#### **Activities Committee: (Brenda)**

- Breakfast – It was thought we served approximately 150 people including kids. There was a lot of people who showed up for help and that is greatly appreciated. Not all expenses are noted as of yet and therefore the profit cannot be figured.
- July 15<sup>th</sup> will be the hog roast. We will need volunteers to help make this day successful for the park community. There will be no charge for any activities except for food. There will be a hog roast, Mitch and brother will be roasting the pig. Thoughts are for a 5k/1k, fishing contest for kids. Gina has already rented and donated a bounce house for the kids for this day.

#### **Dues Committee:**

- Nothing has been done with this. This will be brought up at the annual meeting.

### **New Business:**

- A tentative agenda for the annual meeting was passed around. Lunch will be provided, main course is provided by the park; however, it is a potluck for salads, etc. to go with burgers and hot dogs.
- We would like to start sending the invoices and newsletters as well as possible monthly updates. We are encouraging everyone to spread the word to get their e-mail addresses to Tracy. This will help decrease the cost of postage for the park.
- The board also needs to figure out whose term is up and what positions need to be filled at the annual meeting.
- Tim would like a raise, \$2.00 raise. Tim has worked for the park for the past eight years. And had not had a raise in 6 years. Mitch made a motion for the \$2.00 raise and Brenda 2<sup>nd</sup> this, all in favor. Brenda also stated that each Annual meeting wages for Tracy and Tim will be reviewed. Starting in 2018
- RV Dump station – there was one here; however, it is full of water, it is figured to be caved.
- Memorial plaques – Cost of a memorial plaque is \$50-\$70 each, Gina made a motion and Debbie 2<sup>nd</sup> this. One will be purchased for Al as well as Eric, both park members who have passed this year. Al will be put by tree they are planting by clubhouse, and Eric's will hang in pool because of tables and chairs that were donated by his wife. Also the old plaque was found for handicap bathroom and will be hung as well.
- Brenda read a letter she received; this was a letter from Cass County Sherriff. The cross was taken down and another one was put up. It was noted in the letter from the Sherriff that if this cross was to remain someone would need to come to the board for permission for the cross to be placed. At this time, the board is staying neutral as no claimants have come forward to the board to request the cross stay present.

### **Old Business:**

- Charge for extra campers on the lots, this will be tabled until the annual meetings as well.
- First Responders: Tracy submitted an application for insurance and this is at the underwriters. There is a possible area on Arrow where a helicopter could land; the board will need to discuss this further.
- The AED downstairs was not working, the battery was dead and this is being replaced.

### **Open Discussion:**

- It was asked why there are lots that the park owns that are not listed on the map for sale. It was stated these were originally for water stations, etc.
- People need to slow down in the park. There is a request for the park to purchase more speed limit signs. It was requested that we should work together to get people to slow down and that speed limits should be stressed to visitors as well.

- A concern was brought to Tracy that unapproved meeting minutes were not being posted on the website. Unapproved meeting minutes cannot be posted, only approved minutes can be posted.

**Meeting was adjourned at 10:57 a.m.**