

WILDERNESS PARK HOME OWNERS ASSOCIATION

APPROVED MEETING MINUTES

August 5, 2017

Present: Tom Kirchner, Gina Libbesmeier, Debbie Jordan, Kristi Kalkbrenner, Mitch Peterson, Vania Agrey, Brenda Henricks

Absent: Shane Heald, Char Fischer

Called to order: 9:32 AM

President Report: Tom:

- Thanked the gentleman who built the overhang over the door going into the bathrooms on the clubhouse.
- Tim and Mark are still painting the back arch over the “gate”.
- Oscar donated a paddle boat to the park.
- Thank you to those who donated time to clean the roads up after the big storm on the 17th of July, including Don, Tim, Dan Paul, Gina and Tom and anyone else who helped.
- Wilderness Park day went very well. There are things we learned to make the day even better for next year.
- Level 3 sex offender was around in the park last weekend. There is nothing the sheriff can do unless he would do something. He has been known to take over an absent lot and make it his “house”. Be on the lookout for him, he drives a white van.

Secretary: Kristi:

- Kristi read the meeting minutes from July 2017, the due portion needs to be changed to 2017, Mitch approved, Brenda 2nd, all in favor.

Treasurer’s Report: Tracy:

June 30th

US Bank : \$17,553.32

Anchor Bank CD: \$18,823.78

US Bank Savings: \$11,155.30

Eagle Valley : \$11,782.82

GRAND TOTAL: \$59,315.22

- \$32,081.78 is the dues we have taken in thus far.
- Profit of \$1,400 at year end is what we ended with.
- Tracy changed QuickBooks to include more categories so we are able to better track how much we spend on certain things. Vania requested that summer propane be moved under the pool category as that is where it is used. .
- Tri City refunded money \$1,979 for the chloride, which came back in July.
- Valley Pool needs \$ 1,771.95, \$2,085.80 is the total bill for the pump and supplies.
- Quickbooks – bills are scanned into quickbooks and attached to the expenses.
- Dan questioned Ian Crocker bill - no hours are written on the quote for ditch cleaning. Tracy will call to get the exact hours he was here. We weren’t sure if he was paid hourly or a lump sum.
- Electric bill for the clubhouse is \$681 for the month which is quite high; Tracy suggested we may get motion lights. Try shutting lights off when you are done in rooms in the Clubhouse.

- Delinquent dues – ended the year with \$51,522.16 anything from last year to seven years ago. \$29,464.02 that is over 7 years old. Total of 16 that did not pay their 2016 dues.
- Attorney – five people are signing their properties back to the park. The neighbors will be checked to see if they want to purchase. Three are deceased; it is a little more complicated to get these cleared. Four properties are in the process of being sold to neighbors and they will then be up to date.
- Gina and Brenda helped fold 480 invoices. Lots are moving in the park. Tracy is trying to keep up with this as well as collect e-mail addresses to send invoices, newsletters via e-mail to try to save the park postage. Invoices and newsletters will continue to be mailed to those who do not have e-mail.

The treasurer's report was approved by Debbie and Vania 2nd, all approved.

CARETAKER: Tim

- Cleanup after the storm – thank you to everyone who helped.
- Roof over the stairs still waiting for sides.
- Pump on the pool - stabilizer level is 40% the state wants you to pump it down because the chloride level is down.
- One security camera is installed and working on the other one.
- Birch Park is done, dock is raised. Would benefit from some rock before the dock as the water level has risen.

Bylaws & Covenant –

Nothing to report.

Road Committee:

- Got bids for gravel for a mile on Black Bear, two bids, Northfork is the lowest at \$14,520.00 for four inches for one mile. A member asked if they can get a bid as he worked at a gravel pit. We need to get this done in August so it has time to set. This will be voted on at the annual meeting.
- Chloride - Vania asked if we contacted a feed store and see if we could get a better price if we have multiple people in the park that would like to purchase their own chloride to put on the roads and it was thought this was a good idea. Tom has two bags at his house that he will donate to the park.
- Brush hogger – for \$1,000 more he will do two passes, it was decided not to. It will be added into the Newsletter to have homeowners clean up their own road ditches to cut back the brush.
- Gravel pit – Dan stopped at Jerry Campbell's and is having difficulty getting ahold of him. Nobody is interested in the trees to clean for the pit. We have decided to put this on hold for now.

Activities Committee – Brenda:

- The park day brought in \$1,300 after expenses, about \$296 was from shirt sales. Now that we are getting money in our activities account we need to think of ways to use the money in the park. Tennis court is not getting used; thought is half of volleyball sand court and the other half as basketball or a cover on the pool. A new cover would save on heat. Tim stated he thought a pool cover was possibly \$300, we will check on pricing for this.
- Alice suggested the park day take place on the annual meeting; however, it was decided this was a day to get the park together outside of a meeting and then the meal would no longer be a potluck and there would be a charge to eat lunch.
- Annual meeting is a potluck. We planned for 150 last year. Gina got quotes for 100 hamburgers, 40 hotdogs, all the fixings it would be about \$150 before a discount, hoping for \$125. If we decided to do 200 hamburgers, 80 hotdogs it would be \$250. It was decided to go with the 200 count.

DUES COMMITTEE:

- Char is not here; this will be discussed at the annual meeting.

OLD BUSINESS:

- Ferrell gas – talk to Katie or Kris for gas for the year, we are able to negotiate the price and this should be done fairly soon.
- First Responders –Dr. Stiel has agreed to be our medical director. Motley Fire chief meeting will be scheduled to determine territory. Pat Bunde will come in to check out possible landing pad for the helicopter.

NEW BUSINESS:

- Road signs are ordered.
- Tom is asking the park to pay his attorney fees for court etc with Stephanie Schmidt. It was stated this should be submitted to our insurance. Mitch made a motion to put this through insurance and see what happens as it was a park issue, Gina will 2nd it, all in favor. Tracy will turn this in.
- Insurance from the storm that came through on July 17th, there was damage to the roof of the pool shed, not the building. They will pay for the pool furniture that was damaged, and Tim's time.
- We have two people trying to get variances. One place by Tom's they want to put things closer to the lake than what is allowed by the county. Another one, more than two campers is called a family campground, the county is requiring this to be okayed. Several members will be going to this meeting.
- Security cameras – looking at how to be able to watch video remotely.

OPEN FORUM:

- Tracy was questioned as well regarding her "past" and was asked to explain this to the members in attendance. Tracy had previously explained her "past" to the board. Several topics were brought up that were previously settled including the Alyana Ertl Memorial, etc. An e-mail that was sent between board members was printed out and brought by a member of the park accusing the board of not stating facts as well as having special meetings regarding the removal/stay of the memorial before the July meeting.

Several board members were upset which led to name calling to a board member and bringing up matters the board had already resolved at previous meetings. At no time was the meeting stopped by the president and no Sargent of Arms was elected for this meeting. At this time, several board members felt disgusted with the topics at hand that had already been handled and accusations, Kristi Kalkbrenner, Vania Agrey and Brenda Henricks stood up and walked out of the meeting. The meeting was never adjourned.