

WILDERNESS PARK HOMEOWNERS ASSOCIATION

Approved Meeting Minutes

September 2, 2017

PRESENT: Kristi Kalkbrenner, Gina Libbesmeier, Debbie Jordan, Shane Heald, Dan Paul, Jeff Zabinski, Brenda Hendricks, Mitch Peterson, Vania Agrey

ABSENT:

Meeting called to order at 9:28 am

- August 5th meeting was adjourned at 9:29 a.m., Mitch approved and Vania 2nd it.

President Report: (Brenda)

- Brenda was the sit in President for today's meeting.
- Appointing new members –
President: Brenda Henricks, Mitch made a motion, Shane 2nd, all in favor
Vice President: Dan Paul, Shane made a motion, Vania 2nd it, all in favor.
Treasurer: Gina Libbesmeier, Kristi made a motion, Dan 2nd it, all in favor.
Secretary: Kristi Kalkbrenner, Brenda made a motion, Gina 2nd it, all in favor.
- Tracy will continue to be the park's bookkeeper. Tracy and the Treasurer need to get together monthly to go through everything. Brenda suggested that three people are on the checks, President, Treasurer, and bookkeeper. Two signatures will be required on all checks.
- Budget should be done in July when the fiscal year end is and not in October when we have already started the new fiscal year. This will be done in July 2018.

Secretary's Report : (Kristi)

- August 5th meeting minutes were read by Kristi, Gina made a motion and Shane 2nd it.

Treasurer's Report: (Tracy)

US Bank: \$62,711.05

US Bank Savings: \$10,404.76

Eagle Valley Bank CD: \$11,782.82

US Bank CD: \$20,000.00

GRAND TOTAL: \$104,898.63

- US Bank helped move the Anchor Bank CD to US Bank. The new president will need to get their name on the checkbook. A total of \$1,801.51 has been put into savings which is 1% of the dues that have been collected. Money was moved over to the CD, that total is now 20,000, 18 month CD and a 0.5% interest on it.
- Insurance check was received \$160.74 for the shingles, after our deductible was paid.
- Tracy brought her paycheck that needed to be signed.

Mitch made a motion to approve the treasurer's report, Debbie 2nd it, all in favor.

Bylaws & Covenants: (Colleen)

- Park Clean Up: Colleen suggested the board move forward with one property that is the worst. Whatever costs are incurred are directed back to the homeowner and then if it is not paid that is when we move to foreclosure. Melissa, Tom, David and Colleen are on the bylaws & covenant. It was decided that Angie and Chapman's are the worst. After discussing the next step it was decided that someone will contact the county to see if they will condemn them.

Road Committee:

- Brenda asked if the grading is being done, we don't know when he is here. Dan is going to contact Northfork so that we know when he is in the park. We have a verbal contract with Northfork and Shane believed this contract would be up this spring.
- Tracy will add in the newsletter that people need to clean up their road ditches to help the road-grader. It was suggested we pick a road and have volunteers come and work together to clean up road ditches. It was suggested the road committee select the roads that need to be done. Sioux Trail will be the first road we work on. We will work on this after the next meeting in October.
- Dan gave the bid to Northfork to get Black Bear done. Valley View, the cul de sac was never done. The road committee will get together regarding this.
- Dan stated that Tim needs a gas powered a pole saw to clean up road ditches. It was recommended that we purchase a Stihl. Gina made a motion for Tim to buy one up to \$800, Shane 2nd of it, all in favor.

Activities Committee: (Brenda)

- Halloween party will not take place this year.
- We are buying the pool cover in the spring or yet this fall if one is on sale.

Old Business:

- First Responder – Pat Bunde met with Tracy, went to the old dumpsite that is on the east side of the park, the county would be okay with us using this as a helicopter pad; however they would like the park to look at all options within the park first. It was also noted that this probably is not the ideal place as it is gated and may be a difficult place to get to.
- Ferrell Gas – contracted price is at \$1.19.
- Ian Crocker was paid for ditch cleaning. Dan had asked him to provide him with how many hours he was in the park for.
- Boat Landing – Tracy did research on this. The DNR is on board with this. Cass County Environmental stated this would be a private member owned boat access. No pricing has been done on this; this would need to be done to move further with this.
- Speed limit signs are here. Gina has the poles for the signs and will place them throughout the park. We have approximately 15-20 signs. It was noted that there should be one placed on Eastgate, by the shed and also on King Richard.

New Business:

- E-mail – our current e-mail through TDS only allows a maximum of 25 e-mails to be sent at once. Kristi discussed that we should set up a Gmail account for the park so that we can send mass e-mailing for newsletters, storm damage, etc. Tracy stated that there is an e-mail we can go through Go Daddy (who we have our website through) as that would allow us to do mass e-mailing and Kristi and Tracy will look into this.
- Updates to be put in the newsletter – Reminder there is no hunting in the park, being respectful to the park property and reminder of the speed limits and concerns of roads being tore up on holiday weekends.
- Wittrock's would like to purchase the land behind them. Dan will take a look at this to see what the value of the lot would be as it is a park owned lot. We do need to make sure this is not an "out lot".
- Tracy suggested we look into getting a new keycard system in the future. Our current keycard system allows up to 1,000 numbers for the keycards and with 480 members in the park as of now this eventually will not be sufficient. Tracy thought it would be nice to have a system which would log times that people would

enter the clubhouse and pool area in case if damage is done it would be easier to track the damage back to a homeowner. This has been tabled until a cost is determined.

- It was suggested we have a locked mailbox on Eastgate so Tracy wouldn't have to take the time to drive to Motley to retrieve the park's mail. The post office will be contacted to see if this is something that can be done. The cost of a locking mailbox will also be researched.
- The budget for this fiscal year will be set before the October 7th board meeting. The board and Tracy will be meeting at 8:30 a.m. to work on the budget.

Meeting was adjourned at 11:10 am.

Next meeting will be Saturday, October 7, 2017