

**WILDERNESS PARK HOME OWNERS ASSOCIATION**

**APPROVED MEETING MINUTES**

**January 6, 2018**

**Present:** Brenda Henricks , Gina Libbesmeier, Debbie Jordan, Kristi Kalkbrenner, Mitch Peterson, Jeff Zabinski, Paul Albrecht, Dan Paul, Vania Agrey

**Absent:**

Meeting was called to order at 9:31 AM

**SECRETARY: Kristi**

The December 2017 meeting minutes were read by Kristi, Mitch made a motion, Debbie 2nd it, all in favor.

**TREASURER / BOOKKEEPER: Tracy**

US Bank CD: \$20,000

Eagle Valley Bank: \$11,812.99

US Bank: \$32,236.66

US Bank Savings:\$ 11,031.90

**GRAND TOTAL:** \$75,081.55

- Two new bills – Form Communications was for \$42.90, this was to put the notice in the paper for the aerator for two weeks. Another bill was for \$250 to the accountant for doing our taxes.
- There was no charge to the park for the vehicle that was towed across from Tim Samples place.
- Liens – 31 were filed, 6 were able to be taken care of before needing to put the lien on the property. The total for filing the liens was \$1,472.00. Tracy will add the \$46.00 back to the owners in QuickBooks. In addition, we need to send out notices that the liens were put on the properties, these should be sent certified to make sure that the owners get the letter and assess the charge for this back to the owners as well.
- We have two accounts that came to Tracy's attention. One was foreclosed on and they owe \$1,800 in past due fees and another for \$1,700.00. Tracy stated it was \$75 to file a judgement against them for this money, Tracy asked for approval for this. We would file this through the county, if we need to be present in court we will have two members go, one to represent and one to take notes. Tracy will ask if there is a fee for the sheriff to deliver, she will check on this again and let us know.
- Property that was in American Public Life, they signed the deed and it is coming back to the park, this is the property on Highland. The assessed value is \$3,500 and we had paid \$278.29 in taxes. We do have individuals that are interested in purchasing this. Mitch made a motion to sell the lot for \$ 3,775.00, Gina 2<sup>nd</sup> it.

**CARETAKER:**

- Tim got the aerator out there and he turned in his mileage. We will give him \$100 plus his mileage – Dan made a motion, Debbie 2<sup>nd</sup>, all in favor
- The drain in the mens bathroom, this has been a problem. There is no vent and Mitch will take a look at this to get a vent installed.
- Handicap bathroom drain is frozen, it does this every year. Brenda brought a heater from home to put in the bathrooms on low to keep things from freezing.

### **ROADS:**

- No bill has been received for the plowing that has been done. This is probably going to be a large bill.
- Dan asked to purchase a wide shovel for the sidewalks. Tracy stated she had one at her house that the park can have.
- We should look for bids for next year, what date do we want to put on that they would take it over? After discussion, it was decided that we will get sealed bids from several contractors and these will be opened at the March meeting. Dan will put together a list of services that we would need and will send these to the bidding contractors so they all will be easily comparable. We should start a new contract for May 1<sup>st</sup> for a new contractor to take over. Contracts for the roads will be two years in length and will be signed. Putting gravel on a road would be separate bids.
- There is an individual who would purchase a culvert to be put under a road, Dan would like to do the work for this but was wondering if he can be paid for this. He will bring a bid to the meeting for this to be approved.
- Ski hill – This is 23 acres, ideas were brought up as to what we should do with this. Since the gravel will not be able to be used for park roads the gravel pit would not be of benefit to us. An idea to possibly sell this was also brought up. After discussions of what we could do with it, it was decided to hold off until the annual meeting.

### **BYLAWS & COVENANTS:**

- Dan said to redo the bylaws it would be \$5,000 through someone he knows. Mitch did some checking and seemed to be a problem, not a positive outcome. Dan asked if he can give her a copy just to look over, there would be no charge associated to look over this and it was agreed to go ahead and do this.

### **ACTIVITIES: Brenda**

- Nothing at this time.

### **OLD BUSINESS:**

- Wittrocks – they are offering \$2,000 for both lots. The board said we are sticking with \$3,000 per lot that we voted on at the last meeting.
- A friend of Brenda and Don has a snowblower for sale. The snowblower is an 8 hp, 27 inch, electric start snowblower that they are selling for \$100. Mitch made an approval to purchase this for \$100 with everything all document and board approval before this leaves the property, Deb 2<sup>nd</sup> it. Tracy will make a check out for this and Don will get the snowblower and bring it to the park.
- Brenda would like to see Meadowbrook Township take over Eastgate Road. Brenda feels individuals who live in the park should start going to the Township meetings to see if they will do this. Dan and Bob said they would attend this meeting with Brenda. Tracy has a list of fulltime residents. Paul brought up in the future possibly needing to do a one-time assessment on the dues if we need to put gravel on the main roads if Meadowbrook doesn't take over.
- Dan had an individual call them to see if we could get a map to key it out as to who the owners are, where outlots are, etc. Gina will call the county to get another map and key it out.

**OPEN FORUM:**

- Still working on looking into getting the treasurer bonded.
- The mail carrier questioned who was the president. Dan talked to the postmaster in Motley and gave him his contact information. Brenda had also talked to the mail carrier as well. They are contacted if there are issues.
- Tracy brought up meeting requirements League of MN Cities – would like the board adapt these statues. Audience participation and make sure that the audience isn't disrupting meetings and the board can limit the time that people talk and anything on the agendas needs to be put notified for Brenda. It was decided that we wouldn't require prior notification to get on the agenda and that the open forum needs to stay.

Meeting was adjourned at 10:54 am – Dan made a motion, Brenda 2<sup>nd</sup> it, all in favor.