

Wilderness Park Home Owners Association
Approved Meeting Minutes
February 3, 2018

Attendance: Brenda, Mitch, Dan, Paul, Gina, Vania, Debbie

Absent: Jeff Z and Kristi K

Call to order: 9:30 am

Secretary Report: Gina read the January Meeting Minutes and they were approved with fixing: That the car that was towed was by Tim Samples House, not on any ones property. Debbie Jordan made a motion to approve January Meeting Minutes, and Dan Paul 2nd it. All were in favor

Treasurer's report:

CD US Bank Account: \$20,024.94

Eagle Valley CD: \$12,801.47

US Bank Checking: \$31,155.95

US Bank Savings: \$11,032.08

For a grand total of: \$75,014.44

Tracy provided a copy of all checks written out for the month.

There are two bills to be paid to North Fork for \$1,450.00, and \$600.00 for plowing snow.

Cindy McWilliams has a bill to be paid for payroll taxes for end of year for \$220.00

Mitch wanted to know what we file under for taxes, Tracy had this info and will pass along to Mitch.

There is a totally of \$85,000 in back dues, \$49,000.00 is really old stuff, \$36,000.00 is what is still owed for this year.

There are two people who are very behind \$1,000- \$2,000 that do don't own property in the park any more so we can't put a lien on them, and we don't have much information on them. Tracy had stated how much more do we want to spend on them in court if we don't have much of a chance of getting that money back? We need to take a closer look at these and decided what we would like to do.

Tracy is going to Cass County to file a judgment on the two owners that no longer own property in the park next week.

Chasey Moist has agreed to buy the lot on High Land Trail that the park would like to sell for \$3,375.00, Chasey needs to put down \$1,000.00 and check needs to clear before the purchase agreement is made. Gina made motion Mitch second it all in favor.

Vania made a motion to pay the bills, and approved the treasures report, Dan 2nd it all in favor.

Office Managers: Still Laid off

Caretaker: Still Laid off

Don and Brenda have been taking care of clubhouse till Tim returns.

Brenda wants to replace toilet in the women bathroom this spring it has a crack in the tank and leaks, Dan would help to install this.

Park clean up committee: Clean Up letter is approved and an updated list will be brought to March meeting to be approved and letters will be sent out in April. Dan Paul will drive around and help Colleen update the list of members who will receive this letter.

Colleen stated that at George's there is a light on in garage tracks in driveway and window is broke, He will be notified of this.

There will be \$100 dollar fine per month if these lots that get letters are not cleaned up by a certain date.

Robin had stated Gary Waters is a vulnerable adult and would not recommend taking any legal action towards him or he may hire lawyer. Bobbie had stated if he has money to hire a lawyer he has money to clean his lot up. Gary's wife is no longer living in Wilderness Park and Gary would like to sell his place. We would still need to send Gary a clean-up letter. Jeff Jordan said it would be a good idea to take pictures and keep them on file, If Gary does sell new owners may be responsible for clean-up.

Harold McDermott's lot will be added to list even thou you can not see it from the road he still needs to be in compliance with Wilderness Park rules.

Tim Samples will also be added to the clean up letter list.

Activities Committee:

Brenda would like to start a list of people to help out with activities. She also stated that anyone could take over the activities committee, Paul stated he will take it over.

Vania, Gina, and Debbie want to be added to the activities list.

Old Business:

Snow blower is still at Don and Brenda and running good, it will stay at Brenda's for now till Tim comes back, so Don can continue to plow the sidewalks.

The Fidelity Bond for Wilderness Park has been purchased thru Auto Owners Insurance, and is effective as of January. The paper work will take time to receive. Gina had concerns with having the title of treasurer and holding responsibility without having background checks done. The board is responsible for doing back ground checks for anyone who handles or could handle park financials. Tracy Oevermann, Gina Libbesmeier, Dan Paul, Brenda Hendricks and Tim Brix will all have back ground checks done. Krystal L. had mentioned she has a name of a company that we could go thru to get this done she will forward the information to Gina and Gina will get started on this. Tracy will hold off on any purchases or signing any checks until this is done. Debbie made a motion to do back ground checks on Gina, Brenda, Dan, Tracy, Tim and Paul 2nd it, all in favor

Brenda would like to start getting quotes on pool covers, it was mentioned Tim may have a price already and we will call him to find out.

Tim Brix is grandfathered in for getting free dues. It is what was agreed upon when he was hired. All new employees need to pay their dues. Tracy will have to pay for her dues this was not a part of her salary at time of hire.

The board will look into writing up an employee policy, and include paid mileage, right now Tim is only getting paid mileage for park duties.

Tim calls Bobbie a lot for getting parts to save on mileage, Tracy runs to town about two times a month in winter, and 3 times a month in summer for deposits. Tracy is going to get an average of how many miles we pay to Tim for mileage. Tracy is going to calculate Tim's and Tracy's mileage and see how much they have put on in the past year.

Meadowbrook township meeting we are on agenda for Feb 13, 2018 at 7:30 pm all full time park members are encouraged to go. Brenda would like to see if they can take over Gate to Gate to fix gravel etc. 1/3 of Meadow Brook Township lives in the park. We would like to see some of our tax money back. We would also like to see full time residents of the park run to be on the Meadow Brook Township Board. Their elections are in March.

New Business:

Paul has been working on getting a quote for LED bulbs for club house. Crow Wing Power will give us \$2.00 for each bulb as a rebate. And for fluorescent tube bulbs \$3.00 a tube rebate. Paul could possible get bulbs thru his work for cost. Paul will take a count of bulbs needed and get price. He would like to also put in motion light detector in both bathrooms to save money. Paul would donate his time to install all these things.

Paul Also has a free battery operated soap dispenser he would like to put in the bathrooms we will check on prices for paper towels to make sure they aren't more expensive, then he can install.

Paul would like to set dates for activities at the March meeting so we can get these on website.

Paul would like to see if Cass county would let us put up for sale signs on their lots to sell he will check into this.

Dan Paul said Jeff wants to see if he can organize an ATV class for Wilderness park members, Paul stated he is taking a class to be an instructor, we can talk about setting up a date for class at a future meeting.

All board members need to make sure everyone has Jeff's right email he is not getting his emails.

Dan Paul had a lawyer look over bylaws and covenants and they would not charge more then \$5,000 to redo. He doesn't know if that included sending certified letters and having it recorded at court house. Dan will get more details for this.

Mitch had stated you have to send a certified letter to all members so they can be included on redoing the covenants. And we then have to have 52% of members agreed on new covenants and Cass County does not have any voting rights.

Open Forum:

Jason Libbesmeier had a question on whatever happened with the EMT, Tracy stated she is still working on getting equipment. She is also having a hard time finding a good location to have a class for everyone who wants to join. Tracy could teach one at clubhouse but would need equipment to do a class.

Meeting was adjourned at 10:45 am. Vania made motion and Dan 2nd it all in favor.