

WILDERNESS PARK HOME OWNERS ASSOCIATION

APPROVED MEETING MINUTES

March 3, 2018

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

Absent: Vania Agrey

Meeting was called to order at 9:29 AM

SECRETARY: Kristi

Kristi read the February meeting minutes; Jeff made the motion to approve, Debbie 2nd, all in favor

TREASURER / BOOKKEEPER: Gina

US Bank CD: \$20,024.94

Eagle Valley Bank: \$12,801.47

US Bank: \$ 29,999.88

US Bank Savings: \$ 11,032.08

GRAND TOTAL: \$73,858.37

Gina stated that she ran the budget versus actual and we are running close. Gina stated she hadn't seen late fees applied to the last two months' worth of outstanding due invoices. This month we should start calling those that still owe. The newsletter should also be sent with the invoices for those that still owe. According to the February meeting minutes it was \$36,000 and Gina noticed a couple had been deposited so this may be more like \$35,000. After six months to a year we can send the individuals to collections, and after two years of past dues a lien can be put on. A notice should be put on those invoices stating the next step is collections.

Gina has invoice for background checks to be approved. This is only for Tracy, Gina and Brenda's - \$225 and this was okay to pay. Dan and Tim's are not yet completed. Dan's has been submitted and Tim will do his paperwork when Brenda meets with him before he comes back on April 1st.

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

CARETAKER:

Tim will be back on April 1st as planned. We will get a "to-do" list together. Brenda will have paperwork put together for Tim to sign. We will get a shed equipment list and serial numbers report put together. Jeff also stated it would be a good idea to take pictures of what is all in the shed as well.

MANAGERS:

Tracy is still laid off; board is contemplating if we need one at this time.

ROADS:

We have had one plowing and we do not believe we have received a bill for this. Dan, Brenda, Deb, Don, and Bob all went to the township meeting and they were met with resistance, which was anticipated. The township did not vote on anything, but we have a long ways to go. Bob Kangas, county commissioner, is completely on our side and is trying to compile information for us. There are a few open positions on the Meadowbrook Township board and so full-time residents need to vote. There is a letter that is sent out to be able to vote as they do not have a voting booth, so it is all done by mail. Brenda noted that Tom and Angela stated that they have interest in running for these positions. If

anyone is interested on running on the township board August 7th to the August 15th is the timeframe to get on the ballot. Anyone who wishes to run should contact Darlene Rollins, who is the clerk. Meadowbrook Township does 12 miles of road at this time in the township and that is all.

Dan sent out requests for road bids to several contractors. The April meeting will be when the bids will be opened and presented.

Dan asked if anyone knows what year the property on the left side of East Gate was logged off. Meadowbrook Township got paid 20% of the money and the park actually owns that property. Mike believes it was about five years ago. Jeff stated someone who lives right outside the gate would probably know.

BYLAWS & COVENANTS:

Letters should go out at the April meeting. Colleen gave a list of the properties we had been pursuing prior. A few more had been added to this list. These can also be sent with the newsletter and unpaid invoices.

ACTIVITIES: Paul

Paul has a list of activities he would like to do for members of the park. The list of activities is as such:

April - A bonfire at the clubhouse on April 21st, just a gathering.

May 19th - Kid activity day, small projects for kids to do such as planter boxes.

May 27th - Breakfast at the clubhouse.

June 23rd - kid activity day to make birdhouses at 10 a.m. with later that evening having a movie at the clubhouse with popcorn.

July (date pending) - Bonfire at the clubhouse to watch the fireworks and a flag ceremony.

July 21st - Wilderness Park Picnic Day, also a kid activity that day of yard dice.

August 11th - Kid activity making bird feeders.

August 18th - Annual meeting.

September, Saturday of Labor Day - Kid activity day, spaghetti dinner with silent auction with pre-purchased tickets.

Silent auction could be kid projects they do on activity days if some kids want to make more than one.

October 6th - Road cleanup after the board meeting.

Some other thoughts are a spring cleanup, pick up liter maybe do a scavenger hunt with this.

OLD BUSINESS:

- Grader Shed Clean: We need to clean the shed, this was thought this could be done around park cleanup time.
- Newsletter: Brenda and Gina will work on this, it will be sent out before or shortly after the April meeting.
- Update on Lights from Paul: Upstairs are incandescent lights - these would cost \$10.00 each, he figured it would be about \$240, this is with the rebate taken out. Can lights - There are 12 lights on the lower level which would cost \$96.00 total and it would take about a year to pay for themselves. Changing out the florescent lights, Paul counted 98 lamps and that would be \$1,176.00. To do all of this, the total cost would be \$1,512.00 and it would take approximately two years and we then would be saving money on electricity. Motion sensors for the bathrooms were also talked about. Each bathroom would need two motion sensors which would replace a light switch. The wall sensor is \$46 each. There is a ceiling type as well which would be pretty similar. Total is \$1,230.00 for sensors throughout the clubhouse. Brenda suggested if this is something we would do that we start slow, pick an area and go with that but this will be discussed further at the April meeting.
- The water softener only works when it wants to so this is also something we will need to take a look at.
- Brenda stated that Paul has put in time at the clubhouse and put metal stall dividers in the showers.

NEW BUSINESS:

- Corner of Robinhood and East Gate is really an accident waiting to happen, it is blind intersection. Brenda had suggested we do stop signs. Gina will call the sign company to get a price for this, we would need two signs.
- Mark Ahrens is willing to take care of the corner entrance of the park. He always has this looking very nice and saves Tim from having to drive the lawn mower all the way to the other end of the park. We have paid Mark \$100 in the past; he has asked \$200 for this year. Jeff made a motion, Mitch 2nd, all in favor.
- Tim's license for the pool is good for three more years. The pool license needs to be done yearly and needs to be paid by April.
- Dumpsters: Gina got pricing for June dumpsters - Grinning Bear – 40 yard dumpsters is \$825 each but you can dump anything in there. The demo dumpster is 30 yards for \$525. Grinning Bear would charge \$1 a mile to deliver. He is willing to deliver Saturday morning so we don't have people dropping things off already on Friday during the day and/or night.
Hengels in Pillager - 30 yard dumpster, no hazardous material - \$660
We had four 40-yard dumpsters last year for a total cost of \$4,296.00 and we get \$1,000 from the county.
Dan asked if Cass County has dumpsters and Gina will check in to this.

OPEN FORUM:

Mitch made a motion to adjourn the meeting and Jeff 2nd, meeting adjourned at 10:40 AM