

Wilderness Park Home Owners Association
APPROVED Meeting Minutes
May 5,2018

Meeting called to order at: 9:33 a.m.

Members Present: Jeff Zabinski, Debbie Jordan, Gina Libbesmeier, Kristi Kalkbrenner, Vania Agray, Dan Paul, Paul Albrecht

Absent: Mitch Peterson

Secretary's Report: Vania read the meeting minutes from April's meeting. Minutes were approved with corrections, Gina made a motion, Jeff 2nd it all in favor.

Treasurer's Report:

Bills: Brenda has a bill for \$12.13 for gas for the lawn mower, Northfork for \$1,400 for snowplowing and clearing shoulder dated 04/03/2018. Cindy McWilliams first quarter payroll taxes and getting 1099's ready. Dan Paul has a bill fixed roadway on culverts for \$540.

Bank Amounts:

US Checking: \$29,614.34

US Savings: \$11,032.33

US Bank CD: \$20,049.65

Eagle Valley CD: \$11,827.02

Gina talked to Jason Johnson, we have 16 people that are in collections and one person is actually making payments and the rest are in review for possible legal action. Once they are in collections you cannot take them out. If we do legal action the collection agency takes 40% of this.

There are 20 people that have liens that are not in collections. Gina would like to try and start collecting on these on her own. A lien is only good for one year and it is \$46 per year. To take the lien off we should send the lien release to the owner to pay to remove the lien. Alice asked if we could start foreclosure on some of these. We should check out these lots to see if they are worth putting into foreclosure. We would need to check into the cost of this as when it has been brought Kristi made a motion, Paul 2nd, all in favor.

Caretaker:

Brenda plans to take care of the pool on the days Tim is off.

Supplies came in good for the summer, pool cover came in. We also ordered a creepy-crawler which cleans the pool at night. Tim is working on filling the pool. He has been working on the roads and culverts. Jesse Peterson donated four yield signs and four stop signs, Tim can put these up. Tim needs shovels and rakes, and only has one chain left for the chainsaw we should have two. Tim will get a list of rakes and shovels that he needs.

Activities:

Breakfast volunteers needed.

The kid activity day is in two weeks, we need to RSVP so there are enough supplies.

Dumpsters are ordered from Grinning Bear for June 2nd. Cass County only pays for one. We will get two 40 yard dumpsters. We stayed within our budget. Anything can be dumped in these dumpsters. Gina and Jason will watch dumpsters and sort out the metal and they will bring in for money for the park. Those with paid dues will be able to dump. There is a place in Staples that will take appliances for free, Al Card 218-639-0150. Steve's Auto in Verndale also takes appliances and will pay for them, his number is 218-445-6885.

Roads: Dan Paul

Culverts are collapsing, a culvert on Sherwood has no bottom. Dan figured with labor and supplies would be \$1,100 each to replace these. Two are in need of being replaced ASAP.

Roland Lahr put a driveway in last year without a culvert and the water is washing out on to Eastgate. It was questioned about the \$ 100 fee for culvert. After looking back, it was noted in the March 2017 meeting minutes which state we were going to add the information regarding building driveways /approaches in the newsletter, website and welcome packet. We are not always notified right away when someone comes in and buys a lot and the approach ends up being done before we can get to them. Brenda proposed the worst two culverts get fixed. Jeff made a motion to repair the two worst culverts that we find, Vania 2nd it, all in favor.

We will get a price to put 2 inches on gravel on approximately 2 miles of main road. Dan Paul stated he can dig out some ditches at \$75 an hour.

Reminder to keep your road ditches cleaned up and keep the brush back so equipment can get through for blading, etc.

First Responders: Tracy is still working on this. The big problem is to find someone to train at an affordable cost. Gina will check on the insurance, checking if this is a one-time fee or an annual fee.

Shed Cleanup: Dan and Tim have been working on this.

Update ATV Class: Sharon at American Legion if we are going to get money it has to be posted to the public. She cannot write a check to us, it would need to be to the DNR and we would have to get the money from them. An amount has not been discussed. A total of 12 kids are signed up so far. An anonymous member of the park has donated \$500 to build the course. There is an online course that needs to be completed before the child can attend the field day.

Tree is down by the handicap parking and the post will be moved.

Tornado Siren - \$2,200 – Brenda would like to see this done and this will be funded 100% by the activities committee. Paul will check exact costs.

Signs: Eastgate and Robinhood corner we do have a stop sign, a blind intersection sign would be great.

New Business:

Lake lot right by the parking lot is this something we want to keep or do we want to sell this. Vickie stated that this was voted on years ago to keep this lot. Gina will check with Cass County to see if we can add that lot to the clubhouse lot.

Dan asked if we want put a dollar value to the lots the wilderness park owns. Gina stated that we need to check whose names are on the titles for those properties.

Concerns of speeding in the park, which isn't something that is a board problem, but is a problem for all members.

OPEN FORUM:

Background studies: They were done only on employees or anyone who deals with money. This was prompted by insurance. In order to be bonded we needed to have the background checks completed.

Meeting was adjourned at 11:02 a.m. Dan Paul made a motion, Jeff 2nd it, all in favor.