

WILDERNESS PARK HOMEOWNERS ASSOCIATION

Approved Meeting Minutes

August 19, 2017

PRESENT: Mitch Peterson, Gina Libbesmeier, Kristi Kalkbrenner, Shane Heald, Brenda Henricks, Char Fischer, Debbie Jordan, Vania Agrey, Tom Kirchner

Meeting called to order at: 10:00 AM

Sargent of Arms was called and Jeff Zabinski will hold this position for today's meeting.

President: Tom-

- Welcomed all attendees present at the meeting.
- Introduced board members, employees of the park - Tim and Tracy as well as committee members.
- Corky Smith passed away Thursday morning.
- A moment of silence was taken for Corky as well as the anniversary of Alayna Ertl.

Secretary Report: Kristi

- Kristi read the meeting minutes from the annual meeting on August 20, 2016. Rosie Putnam made a motion to approve and Tim Winter, 2nd, all approved.

Treasurer Report: Tracy

- Tracy introduced herself to the park. There have been many rumors and misconceptions floating around the park about Tracy's past. She invited those who had concerns to come and speak with her face-to-face and she has no problems with telling them anything.
- Profit and Loss – July 2016 to June 2017 – Comparison from last year to the prior year. When the board did the budget in October the board asked for a better breakdown of specific categories and this has been done too show break downs of the roads and supplies for the clubhouse.
- \$158,818.23 for total Income, \$29,464.02 of that was in bad debt which is made up of dues that are over 7 years old.
- \$122,074.29 actually collected in dues last year.
- There was a total loss of \$541.07, TriCity paving contacted us and over charged us in July and that amount has been refunded back to us.
- Each year we had losses of \$3,000-\$4,000 in the years previous. We are trying to cut costs of the park to save money. You can e-mail the address on the website or write it down and give to Tracy. We would like to be able to do "mass" e-mails to cut down on postage and also get the word out when storms come through, etc.
- E-mail on the website comes back as undeliverable; Kristi will look in to this.
- We had \$120,000 in delinquent dues; Tracy brought that down to \$80,000 in the first part of the year. Some debt is over 7 years old, attempts were made to collect and we contracted with a collection agency. The board agreed over one year goes to collection. We have 37 people that are two or more years, 13 went to foreclosure. Five of those 13 have agreed to return property back to the park. Those properties will be sold, neighbors will have first dibs to buy the lots, that money will be "seed" money to work on foreclosing other areas. Attorney and Collection Agency will not go after anything over seven years old. A total was \$29,464.02 was listed as "bad debt" on the report. We are concentrating on the \$50,000. Of the bad debt, there are some that are still members and some deceased, a lot of it is out of state owners.

- Tracy is working with the county to buy lots before county forfeiture. Once the lot goes to county we cannot collect dues on those. Pat Bunde said the county has 300 lots in Wilderness Park.
- We spent \$60,000 spent on roads in the past year.
- Budget – 2015-2016, it is actually this year's statement, the dates are wrong.
- Balance sheet – two different - one is as of June 30, 2017 and one June 30, 2016 which shows a breakdown of checking, savings and CDs.
- Tracy is taking 1% out of the dues received every six months and it is going into the savings account which was done in July.
- All records are in the office and all available. If you have questions you are more than welcome to come and take a look.
- Tracy does a lot of running for supplies for the park to allow Tim to continue working in the park.
- Tracy has a list of job duties that were approved. She is contracted for 20 hours per week. M, T, Th from 9-4, Saturday 8-10. If she is not in the office she could be helping others in the park. Tracy is not paid mileage, Jim Wannebo had asked.
- Tracy has been meeting with Staples, North Memorial and a few other emergency services in the area. We have insurance for First Responders and we have 12 people to be part of this group. Cass County will donate equipment to us so it is not an expense to the park. The responders group is Leader Area First Responders, we have several people that do not live in the park on this and we also feel it is important to help in the roads around us. Roads 24, cty 1, and hwy 64, southern line is yet to be determined. Dr. Steil has agreed to be our medical director. We had talked about a helicopter landing where the old dump was and other emergency services are all in favor of this. Emergency Management will need to be set up for the park, getting to know members of who may need oxygen, etc. We are working on tornado sirens to get them up and running again.
- At some point they offered ATV classes to kids quite a few members would be willing for this to be done again.
- John Spillers had questioned who oversees the park manager, etc. Tracy is not a board member and does not vote. The board oversees Tracy, she presents to the meetings every month with reports. Each board member is delegated different positions and it was questioned if the treasurer position should be a board position.
- Kari Lempka had asked if we could have a link kto the county website on our website for lots available for sale. Mitch mentioned county website map may not be up-to-date.
- Bonnie Klein had asked how many of the 480 members are permanent residents; Tracy stated she thought about around 90.
- Treasurer's report was made a motion by Tim Winter, Bonnie Klein 2nd, all in favor.

YEAR IN REVIEW:

- Cleaning up lots - We have been fairly successful at getting lots cleaned up. Everybody working on their lots makes the park appearance better.
- Collections – we now have a collection service available to us to send anyone who is delinquent on their dues.
- Updating Lots for Sale on the website. Tracy has been keeping up with this on the website.
- Updating Website – Kristi Kalkbrenner took over the website after Stephanie had left the board. It was unannounced that the website needed to undergo an “update” the update was done and the website was lost. Kristi called Go Daddy and after a lengthy phone call was able to get the “old” website back long enough to screen shot what was on the website. Kristi recreated the website.
- Improvements to Clubhouse and Grounds – Security cameras were added by the playground and parking lot. Lots of heavy rains again this year which requires a lot of volunteers to clean up roads, etc.

- First Responder Program – We have had multiple accidents and incidents in the park that have been rather serious incidents. We have formed a first responders group and the park is currently working on getting this going.
- Newsletter Changes: E-mail, we would like to send out electronically to whomever we can just so we will help the park out with postage expenses.

Proposals for upcoming year:

- Chloride was not done to the roads this year. We wanted to do a mile of Black Bear and we received an estimate. Northfork \$14,520.00, \$11 a yard. Bob brought in a bid for \$11 a yard for a total \$11,000 for hauling and everything graded and packed. Grading from this gentleman would be \$105 an hour; however he does not do snowplowing. Mona Libbesmeier stated if we take the lower bid and then need to get someone for snowplowing he really isn't the lowest bid. A vast majority wanted to keep Northfork and a few would like the other estimate. Jason Johnson made a motion to keep Northfork, Oscar Ehrnst 2nd it.
- Mark Mahn, Iriquious Loop, wondering for fill and gravel as there are a few areas that are quite rough.
- Jesse, south end of Valley road, the cul-de-sac. Dan looked at it, it was suggested a culvert would be put in. Dan suggested that the area would be raised. Dan will look into this.

Billing proposal -

- Dues, lots of people pay a variation of due amounts depending on lots touching, etc. We had asked for a consistent way to set the dues. Mitch Pallansch came forth as he is on the Dues Committee. Glenn was not present due to having emergency surgery on Wednesday.

A proposal was brought forth to bill per lot. The idea would be that there would be a fee for first lot and then a percentage of the dues per lot after the first lot. Rob Anderson asked on what the fee per lot would be. It is not at this time determined, but working on decreasing the fee for the first lot.

Gina Libbesmeier had worked up a spreadsheet as an example of what the park would bring in. Her spreadsheet stated that if the base due was \$200 and each lot after was 33 1/3rd due it would be \$66.00 for each additional lot.

Oscar Ehrnst made a motion to create a dollar amount at this meeting so this does not drag on any further, Natalie Daniels 2nd, all in favor. A show of hands for \$200 as a lot base and 33 1/3rd (\$66.00) for each lot, majority agreed with had raising, few objected.

Proposal to look at becoming a village –

- We would need five members that live in the park would need to be on the board. We would have to get special insurance and would cost the park a fortune as roads would need to be brought up to spec. The members decided this was not a good idea at this time.

Wish list from Tim –

- Tim would like a new steel door for the building side where they just built the overhang and new showers or money for new showers. Board approved Tim to get pricing for this to bring for approval.

Memorial –

- Mona Libbesmeier came before the homeowners and board in attendance. She personally knows the Grandmother of Alyana Ertl. The grandmother had a conversation with Mona and asked if the memorial was down. Kayla (Alyana's mother) was concerned the media was going to get involved with the cross being taken down as there were many that were upset the cross came down. The family is in support of taking the cross down. The family is thankful for Todd Anderson working with them as they were able to find Alyana. The family was okay with a bench or a tree with a plaque as a memorial for Alyana.

Vote -

- Nominations to board, at this time we have three openings for the board. Terms that are completed are Mitch Peterson, Char Fischer and Tom Kirchner.

Katie Lewis - Les Green made a motion for Katie, Robin 2nd it.

Mitch Peterson - Gina made a motion, Pam Fischer 2nd it.

Paul Albrecht – Brenda made a motion, Char 2nd it.

Gina nominated Dan Paul and Vania Agrey 2nd it. Dan accepted.

Gina nominated Jeff Zabinski, Mitch 2nd it.

Mitch Paullansch – Melodie Illies made a motion, Gene Job 2nd it.

Pam Fischer, Kris Mahn, and Gene Job volunteered to count all votes.

New Members to replace Tom, Char and Mitch's place are as follows: Dan Paul with 261 votes, Mitch Peterson with 207 votes, Jeff Zabinski with 130 votes. Runners up are as follows: Paul Albrecht with 79 votes, Mitch Pallansch with 78 votes, Katie Lewis with 47 votes and Mike Pohlman with 5 votes.

Adjourned at 12:32 p.m. for lunch.