

Wilderness Park Homeowners Association
Approved Monthly Meeting Minutes
September 1, 2018

Meeting called to order by acting president, Jeff Zabinski at 9:32 am

Board Present: Kristi Kalkbrenner, Mitch Pallansch, Mitch Peterson, Paul Albrecht, Gina Libbesmeier, Jeff Zabinski, Karen Ludwig, Dan Paul

Absent: Vania Agrey

President's Report:

President - Jeff Zabinski - Mitch Peterson made a motion, and Mitch Pallansch 2nd it

Vice President - Dan Paul – Jeff Zabinski nominated, Mitch Peterson 2nd it

Secretary – Kristi Kalkbrenner– Dan Paul made a motion, Mitch Pallansch 2nd it

Treasurer – Gina Libbesmeier– Jeff Zabinski made a motion, Paul Albrecht 2nd it

Secretary's Report:

Kristi read the meeting minutes from August 4, 2018, Mitch Peterson made a motion, Dan Paul 2nd it.

Treasurer's Report:

US Bank Checking: \$84,860.66

US Bank Savings: \$11,032.67

US Bank CD: \$20,074.93

Eagle Valley CD: \$11,834.39

- Year to date budget is at \$123,536.92, year to date actual we have spent \$20,598.62
- Activities committee held an ATV class they had donated \$212 that was deposited. Total amount in the activities account is \$3,950.87
- Special Assessment bill out will be \$46,025.00 – this will be left in checking but will do a separate spreadsheet for this to show who has paid and what amount is available for use.
- Bills to approve include Nanik, Tim's reimbursement, Paul reimbursement \$255.88, Ferrall Gas \$630.44 Mitch Pallansch made a motion, Dan Paul 2nd, all in favor.
- Gina made a motion to keep Dan Paul, Vice President on checking, savings and CDs and also add Jeff Zabinski, President on the checking account, savings and CDs. We will remove Brenda Henricks, former President from all accounts. Jeff will also have a background check done. We also will take Vicki, former Treasurer, off the Eagle Valley Bank CD and add Gina - Treasurer, Dan Paul – Vice President and Jeff Zabinski - President. Kristi 2nd, all in favor.
- Gina supplied the board with the Aging AR report. 472 active members in the park, 316 people can vote and 156 members unable to vote. We agreed to hang the Aging AR report up in the clubhouse after Gina updates this today.

- Tim's mileage – A check will be cut to Tim today for this. Mitch Pallansch made a motion, Mitch Peterson 2nd, all in favor.

Caretaker's Report:

- Pool closes Monday night. Grass creates algae blooms and takes a lot of chemicals to rebalance. Since Memorial Day weekend we have spent an extra \$1,000 in chemicals. It is extremely important to make sure people are showering before entering. The shower should be moved inside the pool area. Dirt, oil, suntan lotion and food seem to be an issue which creates extra chemical expenses and clogs filters.
- Snow removal for the clubhouse. Nanik is just doing the roads. The sidewalks need to have snow removal. Bobby said he would help with this. We need some volunteers to help with this. The snowblower is usually parked under the deck so any member can help do this when they are up.
- Tim is budgeted until January 1st then laid off until April 1st. There is some electrical work upstairs that needs to be done, sanding the floor downstairs, cleaning roads back.

Dan Paul made a motion, Mitch Peterson 2nd this, all in favor.

Road Committee:

- We bought a culvert for East Gate, the county was the cheapest and they delivered. This is up by the shed. Dan will call for locates and the other half will be put in Knottingham.
- Jeff and Dan drove around; lots of roads need to be pulled in before winter so there is a crown on them. Nanik will do some blading to get this done. There are a few other culverts that are completely gone that need to be done. The culvert was \$568.68 from the county delivered which will fix two roads. There is another culvert that has a hole on the top; we need to get a band for this. The stump on the road will also be removed. Dan will get a bid for this, we need to watch and make sure we have enough for plowing. Mitch Peterson made a motion to budget \$1,500 for two culverts and a band and stump removal, Karen 2nd it, all in favor.
- Bobby said he would join the road committee. Bobby brought up Sherwood pass, Dan said all driveways have culverts but the water can't get to them. Dan thought about having it bladed pulling everything on the side back to the road.
- October 6th road cleanup – five different areas need to be focused on. Black Bear Pass, Northshore Road, Briar and Sherwood, and Sherwood / Red Fox. Willow was also brought up however a member has already cleaned that road up.
- Roads that are plowed in the winter will be those that live in the park. If members cannot get in, if they call Dan or a member of the road committee we could probably call Nanik to come in and plow this. A member had suggested if people call for snow removal, they should be caught up on dues before we call Nanik in.

Activities:

- ATV class, there was between 20-25 class, it went well. People had donations; \$212 was put in the activities
- Spaghetti Dinner is tonight. Silent Auction will end at 8. We are serving 6:00 p.m. until possibly 8:30 p.m.. Adults are \$8, \$5 for ages 5-11, below age 5 is free.
- After the meeting we will work on setting the pole for the siren. Paul is still working on the radio.
- Road cleanup on October 6th.

Old Business:

Annual Meeting things went well.

New Business / Open Forum:

- Dan asked about the DNR wants to bring a crew in to clean up shrub at the end of Poplar to promote the growth of oak trees. Permission to bring in passenger vehicles that would walk in to do this. This would be through this winter and spring. Mitch Pallansch will type a letter up, any damage to park property, speed limit, no heavy equipment, given a time limit of when this needs to be finished. This letter will be signed by the president and vice president. Far southwest corner of Briar and far southwest corner of Poplar. Mitch Peterson made a motion, Mitch Pallansch 2nd it, all in favor.
- Lake Aerator, the permit needs to be pulled. Pequot Lakes has to publish in the paper for two weeks before this can be placed.
- Dan inquired about the DNR for shooting beavers; Tim will get the permit to be able to shoot beaver.
- October 6th road cleanup, Black Bear pass, Northshore road, Briar, Sherwood and Sherwood pass, the cut across to Red Fox and Pin Oak (Jeff will try and take care of Pin Oak). Wood chipper is about \$300 for eight hours. Tim may have a friend that would rent one to the park. Tim will be in contact with Gina to see if this will work out or she will need to rent one from Geyer.
- Gary Waters stated someone dropped a mattress in the middle of the road; it's too wet to move. Tim will get this removed.

Meeting Adjourned: 10:34am Mitch Peterson made a motion to adjourn, Mitch Pallansch 2nd it, all in favor.