

Wilderness Park Homeowners Association
Approved Monthly Meeting Minutes
October 6, 2018

Meeting called to order by President, Jeff Zabinski at 9:39 a.m.

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

Absent: Kristi Kalkbrenner

Secretary's Report - Kristi Kalkbrenner:

Karen Ludwig read the meeting minutes from September 1, 2018. Gina Libbesmeier made a motion to approve; Vania Agrey seconded it.

Treasurer's Report - Gina Libbesmeier:

US Bank Checking: \$93,920.15 deposits 20,838.60

US Bank Savings: \$11,032.77

US Bank CD: \$20,100.24

Eagle Valley CD: \$11,834.39

* The amount in the activities account is \$4,547.99.

* Dan and Mona Libbesmeier were reimbursed for supplying the auger for the installation of the siren.

* Dan and Jeff signed paperwork to change Eagle Valley CD to their names.

* Jeff's background check came back good.

* 173 members paid the special assessment bringing in \$17,300.00; 2 members made half payments bringing in a total of \$17,384 for the month.

* Gina suggested all special assessment funds received are kept separate so that the members can be informed of what those funds are specifically used to repair.

* \$3,454.60 were received in dues last month.

* A/R Aging report will be hung in the clubhouse today highlighting members that are severely behind on dues, and marking individuals whose property is owned by South Educators, and lots that are tax forfeited.

* Gina wanted to specifically point out that members should not judge others who are behind on dues as some of them are in dire situations and many have been communicating with the board and arranged payment plans.

* Gina noted the following people made small or no attempt to pay on dues: (Gina will email me a list)

* Jason Libbesmeier rented skid loader for today at no cost to the park. The HOA is not paying him. He is donating his time and the equipment to clean up and cut back as many ditches as he can.

* A truck was purchased for use by the caretaker. It has full coverage insurance. Gina informed it was a significant savings to pay for the entire year. Tim, Dan Paul and Jeff Zabinski are insured to drive the park truck. Gina is also a listed driver so that she could obtain the insurance. If any other individuals want to be selected as a driver, please provide a copy of your driver's license to Gina.

* Bills to approve included: \$236.00 for the auger and backhoe needed for the installation of the emergency siren were to be paid out of the activities fund; \$50.84 to Kelm & Reuter, P.A. for attorney fees and costs; \$75.00 for Jeff Zabinski's background check; \$103.50 to Waste Management (Gina will try to get ACH set up for this expense); \$1600.00 and \$750.00 to Nanik; \$196.45 reimbursement to Tim for antifreeze and gas for lawnmower; \$136.26 reimbursement to Dan Paul for picking up new park truck and reimbursement for minor repairs he made around park.

* Brenda Henricks mentioned last year the garbage services for put on hold for winter months; however, she took much of the garbage to burn at her place.

Dan Paul made a motion; Mitch Pallansch seconded it; all in favor.

Caretaker's Report - Tim:

Tim is ready for winter. Has been working on cutting back roads. Jeff asked about timing for glue removal in basement. Gina informed General Rental has a scraper for rent. Tim mentioned a member in the park does this for a living and would be willing to donate his equipment for the glue removal. Tim will assist and the member was willing to donate his time. Tim has the RV antifreeze for the pool. Cans are in clubhouse to bring in. Dan can get \$.45 a pound in Staples. He'll bring the dump trailer and take them in.

Dan asked about the beaver dams. Tim said he put about five hours a week into cleaning out dams. Tim never got his license to shoot them. The season for shooting ends October 15.

After today there shouldn't be much road clean-up for Tim to do. He can focus on flooring and cleaning the shed. Dan mentioned he would pay for gasoline for the park truck and just submit for reimbursement when needed.

Road Committee:

Poplar - Dan Paul informed the culvert has to get fixed on Poplar to repair the hole in the middle of the road. Dan Paul will patch it.

North Shore Road - Glen Young requested his road be fixed. With the lake water so high, if there is any additional rain, it runs across the road. He suggested the park adding a culvert to fix. The water has never been as high as it is now. It is running over the road 4-6" deep. Dan Paul suggested putting an inch and a half of rock over the road so it won't continue to wash away and the rock will allow the water to run through. The road was disturbed by the power company and after that a lot of dirt washed down the road. The road committee is

concerned about drainage into the lake and concerns the DNR would have. Dan Paul said building the road up would cost \$600-700, not including the culvert. Dan Paul doesn't think we can legally put in a culvert without disturbing the lake or getting prior approval from environmental services. These members need access to their property. We will look into a solution.

Nottingham - Dan Paul informed the road committee is planning to work on fixing the road once it stops raining. There is now a culvert, but it still continues to naturally wash out. There are similar environmental services concerns with this repair since there is swamp on both sides of the road.

Concern was expressed that there is not enough money in the budget to continue to make fixes to the roads. Also, concerns that the DNR watches and the park could be fined if these roads are not fixed properly. The suggested repairs that comply with environmental services' standards are costly.

Activities - Paul Albrecht:

Paul informed the siren is hung and functioning; however, he has been unable to meet with the individual to get the radio. Paul is scheduled to meet and obtain the radio tomorrow (October 7th). The siren was tested two weeks ago and is ready to go once the radio is obtained. The siren will have a monthly emergency test that will coincide with the County's test. The siren will warn members when winds meet or exceed 70 mph winds or when tornadic activity is on the radar. The repeater that the park siren will sync with is in Pillager. Many people assisted on the install of the siren. Paul wanted to thank all who assisted. The installation was very quick and easy. Thank you.

The September 1st spaghetti dinner went well. \$853 was received, \$255.88 was spent. Katie Lewis, Betty Kirchner, Doreen Mages, and Paul's kids helped. The auction was successful. Very little remained unsold.

No other activities are planned for remainder of the year with the exception of the wood-chipper today.

Old Business:

None.

New Business/Open Forum:

* Willow Road: There still remains a fish house on Willow where people were staying without permission at the end of the cul-de-sac on Willow Road. These individuals were given multiple warnings to leave the park property. They are believed to be friends of John and Stephanie Schmidt. Jeff Zabinski sought the assistance of the Sheriff who informed the County will not assist as it is private property. The board and present members discussed the possibility of filing trespassing charges or proceeding with a court ordered eviction. A member suggested the board talk to an attorney and see what legally is the best course of action for the park. Putting up "no trespassing" signs indicating "violators will be towed at owner's expense" was suggested. Jeff Zabinski informed he was able to get the names of the individuals.

* Josh Ostrowski indicated we should continue to work harder to collect on members with past dues. Gina Libbesmeier informed she or the members of the board will be updating the liens that currently exist. This needs to be done on an annual basis.

* A letter was received from Mark Ahrens (assuming with the assistance of Angela Rhode) complaining about \$100 assessment for road. The letter claims he will not pay and he believes it was illegal and the assessment should be removed. In the past Mark was paid \$100 to mow lawn at the park entrance from Leader. He informed he was not feeling properly compensated and wanted \$200, rather than \$100. The park complied. His total dues are \$398. If you consider the park giving him additional means for making money, Mark's \$398 minus the \$200 is \$198. With the additional \$100 assessment, he is still below full amount of original dues. A suggestion was made for Tim to mow rather than Mark since Mark is unwilling to support park and make a contribution like other members. The board didn't make the motion for this special assessment; members did at the annual meeting. There continues to be more and more repairs needed to the roads, the clubhouse, etc. We will bring this complaint to the attorney for review; however, 176 people have already paid and members that are present at the monthly meetings continue to express their approval of this assessment. Brenda Henrick and Glen Young stated another assessment should be done next year as there remains repairs that will cost over and above what this assessment will repair. The board informed this subject will be placed on the agenda for the next annual meeting as this suggestion by the member is now a topic the board is aware of. The board notes it was not placed the agenda for the 2018 annual meeting as the board did not know about it, it was a suggestion made, voted on, and approved by the majority of members present. Gina Libbesmeier expressed that she addressed the letter so that the members could note the concerns. Neither Mark Ahrens, nor Angela Rhode were at the meeting when the floor was open for discussion. The board informed Mark can finish out the year mowing and the board will address the mowing of the lawn at the entrance this winter.

* Mitch Peterson raised the issue of spending the assessed funds. He wants to know if those funds can be used prior to the approval of the annual meeting minutes next year (August, 2019). Alice Archer said when she was on the board, the board members recognized the bylaws/covenants were created at a time when things were planned differently and times have changed. She informed the board members discussed what they thought was right and just went ahead and did it. The board members are working hard and giving much personal time to try to do what is right and fair for all members. Gina Libbesmeier informed she will be preparing a spreadsheet showing the assessment funds received and what those funds were specifically used for. This spreadsheet will be made available for members to view. Alice shared the letter informing of the special assessment, in her opinion, should have been more descriptive as to what the funds would be used for and informed many took offense to how the letter was written and that it should have been written in a friendlier fashion. Gina informed the sternness was due to the members that have not been paying dues at all and apologized if the tone was too direct. It would be best for all involved to address such concerns/complaints at a monthly meeting, rather than continually directing such concerns to one of the board members. Katie Lewis informed she thinks members are upset that they don't see what the fees collected in the past have been used for. Gina Libbesmeier informed we will be obtaining estimates/quotes for work needed to show members how much things actually cost.

Meeting adjourned: Motion to adjourn by Mitch Peterson at 10:42 a.m., Dan Paul seconded it.