

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

Meeting called to order by President, Jeff Zabinski at 9:30 a.m.

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

Absent: Mitch Pallansch

Vania Agrey sent in her resignation to the board, Katie Lewis was called to take her place according to votes from the Annual meeting in August 2018.

President Report:

Secretary Report: Kristi read the October 2018 meeting minutes, Mitch made a motion to approve, Karen 2nd it, all in favor.

Treasurer's Report: Gina Libbesmeier

October:

US Bank Checking: \$106,717.23

US Bank Savings: \$11,032.85

US Bank CD: \$20,100.24

Eagle Valley CD: \$11,841.85

A total of 80 people paid the special assessment for the roads. Total of 261 people have paid.

November:

US Bank Checking: \$108,717.23

US Bank Savings: \$11,032.95

US Bank CD: \$20,100.24

Eagle Valley CD: \$11,841.85

A total of 43 people paid the special assessment for the roads.

As of 11/24/2018 a total of 304 people have paid the special assessment so far bringing the total to \$30,400.

- Bills: Besides the normal bills, Nanik \$700 for 7 hours, putting 19 liens on properties for \$874.00. Tim got a reimbursement check for \$118.38 for things he was fixing on the thermostat in the ladies bathroom. Attorney office bill for \$57.50 to do paperwork and phone calls regarding property in Southern Educators.
- Aerator permit is done and has been placed in the paper and is in the office.

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

Caretaker's Report:

- Tim is not here. Tim has been laid off, everything is winterized. Pool is taken care of. Pool cover has been put away in the shed. Jeff put some thermal blankets in the handicap bathroom to help it from freezing up. Jeff put a cover on the heaters in the bathroom to help from the pilot lights from being blown out. Gina had cleaned up after the sanding. This spring the shed needs to be cleaned out. Gina is unable to find the chainsaw, the pole saw is here. Gina would like to get a key for the lock on the pool to be kept in the office. She would like to tip the tables over in the pool area so the snow weight doesn't wreck them. Tim is going to come and put the aerator in for us. Tim mentioned that a leaf blower would be nice for the park.

Road Committee: Dan Paul

- The road grader was in the ditch because it stalled and rolled backwards in the ditch.
- We do not want to plow all of the roads this winter. If someone needs to get in to their place and needs to get in they can call Jeff.
- Plowing the parking lot and shovel the sidewalks. Members have been coming down to shovel the sidewalks. Bobby and Dan did this last year free of charge. Shane said he could occasionally swing in and clean it when he has his truck around. Dan would like \$50 a time to clean the parking lot; Larry would help with the sidewalks for \$50 a time as well should there be a lot of snow, this could be negotiable. The snowblower should be parked under the deck; it is still in the shed. Dan will need a backup in February when he is gone. Kristi made a motion for Dan to be paid \$50 each time to plow the parking lot and Larry gets paid as well, Karen 2nd it, all in favor.

Activities:

- Paul has nothing new other than he has the radio for the tornado siren.

Old Business: None

New Business:

- Entry for getting into the bathroom, there should be an enclosed entry. There are windows in the shed to use for this. Jeff was able to get a bid on this to get done from Larry for \$575.00. The snow and ice buildup on the steps is wrecking the cement. The clubhouse budget is \$6,000 and we are currently at \$1,800. The members were asked their opinion on this. Gina made a motion for Larry to put the enclosure on the back door with the exception that if anything goes above the bid that this goes to the board for approval, Dan Paul 2nd it, all in favor.
- Thermostat in the women's bathroom is lying on the floor; the wire needs to be extended and needs to be put on the wall. Larry will fix this and a lockbox should be placed over this. Paul has a motion sensor for the shower room in the women's shower room and he will bring this down. Dan made a motion to set aside \$100 to fix the thermostat and labor in the women's bathroom, Katie 2nd it, all in favor.
- Fireplace – there is a member who does chimney work and said there is a balloon that you can get to put in the fireplace to keep the opening blocked out so the warm air in the clubhouse isn't escaping. Dan stated that there was some Styrofoam in the shed. There was a member in today's attendance that stated he had supplies at home to plug this until we decide what to do permanently. He is going to look into things to be able to fix this. He also has an extra leaf blower he will donate to the park.
- Jeff wants to look at what it would cost to rekey the clubhouse.
- Doors in the clubhouse have been left open and lights have been left on as well. We would like to close off one area of the clubhouse for the winter. Mitch mentioned that individuals need access to some areas of the clubhouse for phone access and AED as well as fire extinguishers. Things will be looked into and discussed again in the January meeting. The AED also needs the batteries checked.
- Who is on the road committee – Jeff, Dan, Tom, Glenn, Bobby, and Shane.

Open Forum:

- Member asked about the special assessment and asked if the culverts and ditches were getting done. The road committee will meet to propose what should be done with the special assessment money.
- The can bin was full and is now empty, they will check in the shed to see if they are there.
- Tim has been laid off until April.

Meeting adjourned at 10:50 a.m. Mitch made a motion, Katie 2nd it, all in favor.