

**Wilderness Park Homeowners Association**  
**Approved Monthly Meeting Minutes**  
**January 5, 2019**

Meeting called to order by President, Jeff Zabinski at 9:31 a.m.

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

**Absent:**

**President Report:**

**Secretary Report:** Kristi sent the December 2018 meeting minutes by e-mail to all board members and these were reviewed. Mitch Pallansch made a motion to approve, Mitch Peterson 2<sup>nd</sup> it, all in favor.

**Treasurer's Report:** Gina Libbesmeier

**December:**

US Bank Checking: \$110,176.59

US Bank Savings: \$11,033.03

US Bank CD: \$20,125.32

Eagle Valley CD: \$11,841.85

Total deposits for December were \$2,378.00.

- Gina mailed out 64 late notices, majority are for the road assessment and those that have no payment plan set up.
- A total of 19 liens have been placed, 2 of the liens have made payments. The members that have liens placed are charged back the fees for the lien placement and removal.
- One member who is severely behind has started a payment plan.
- We get tax statements for Wilderness Park Home Owners Association lots that the park has been responsible for. Not all of the lots we get tax statements for are strictly owned by Wilderness Park Home Owners Association. Some of the lots are actually owned by Wilderness Park, Inc. and one is under Southern Educators. Two attorneys have suggested that because the value of these properties is so small, the expense of trying to change the title over to the Home Owners Association would exceed the value of the property, costing near \$5,000.00 per title legal proceeding. The attorneys suggested we let the properties go back to the County and buy them back when the County places for sale. This would clear the titles. There is one lot that is owned by the park and Irvin Fekete. It looks as though his wife sold her half of the lot to the park, but he still owns a one-half interest and his name remains on the property. It looks as though she sold her portion to the park for \$3,000 on July 7, 2008. We aren't sure if Mr. Fekete even knows that he is still on the title. This is the property where the flag is at the front gate.
- Lots of lots are selling within the park, we are growing and a few Cass County lots have sold.
- Bills: Nanik for snow plowing for \$2500. Larry Anderson for the enclosure of the door going to the bathrooms, gas reimbursement for the snow blower and fixing the thermostat in the bathroom for \$616.66. Dawn Paul for \$200 cleaning ice up on the road. Ferrerall Gas \$573.21. Cass County bill for taking two liens off which will be billed back to the members. Gina did not put liens on properties for the special assessment, only put on properties that are 2 years or more behind.

Dan Paul made a motion to approve the treasurer's report, Karen 2<sup>nd</sup>, all in favor.

**Caretaker's Report:**

- Tim is laid off. Aerator was put in this week. Gina stated there is an equipment list with serial numbers in the office. When Tim was hired it was set up so he can use park equipment in the off season. Currently there was no chainsaw in the park; if a tree goes down here we would then not have a chainsaw to use to remove this. If he cannot furnish paperwork stating that this is the case then this needs to stop. The chainsaw was brought back in pieces and not in working order. We will check the serial number on this to ensure the correct chainsaw was brought back to the park.
- Thermostat in the women's bathroom is fixed. Mitch stated that the heater in the men's bathroom has not been working; we need to price out an electric heater for bathrooms. The tin shield has been installed on the outside of the bathroom; it may not have been high enough to block the wind and Dan will put the extension on so this doesn't blow out. It was mentioned that it would be good to have several contractors come in to see what would be the best option for heat – electric or gas. Get bids from three or four of them. A foam box was put over the water spickets outside; however, someone came and took them.
- Dan stated there are some branches that need to be removed from trees and wanted to use the pole saw. When he went to the shed there was no oil and no gas for this. The chainsaw and pole saw are both mixed gas. You can buy premixed gas at the hardware store for \$8.00 a quart and \$25.00 a gallon, Mills Fleet is cheaper. With having too many people buying gas and mixing gas this would resolve any chance of mess ups and it was agreed that the gas for these items should be bought that way.

**Road Committee:** Dan Paul

- Dan will not plow the parking lot; Bobby said he will do it. Dan got grief on the \$50 for snowplowing the parking lot if no one volunteers to do it or if nobody is available so he will no longer do it anymore. The first snow Don did the sidewalks and Shane plowed the parking lot. The second snow Don blew out the parking lot with the Cub. Don doesn't mind helping, but this shouldn't be depended on. There should be communication between the volunteers as to who will be plowing when it snows.
- There is a tree that fell down yesterday on the road by Vania Agrey's parents, it is not blocking the driveway, not sure who needs to clean this up. The park chainsaw is in pieces. A member in attendance will take care of the tree. There are a few other trees that are bent over because of the snow and tend to hit the plow truck. If someone wants to take care of them they certainly can or these will be taken care of as it goes.
- Nanik hasn't been plowing to the 72<sup>nd</sup> street. Dan called Jim Rice and he stated that we are supposed to charge \$50 a time to each townships. Gina will bill Meadowbrook and Homebrook township for \$200 as we have plowed twice so far.
- We pay Nanik to plow the roads; Dan is not paid to do that. The blade is parked in Dan's driveway so we don't have to pay travel time to the park.
- Gary Waters has a car in the road right away. Katie had heard that he was in the hospital and so he possibly is no longer there. We aren't sure how we can get this moved. Dan said we should put a flag on it so the vehicle doesn't get buried by snow and then end up getting hit.
- Dan needs the name for the company that has been helping clean brush for the power upgrade. Crow Wing County is hiring someone else to come in to cut this.
- The county road engineer got ahold of Dan regarding the car count. This was done on June 1<sup>st</sup> for 3 weeks and averaged 300 cars a day and on weekends averaged 500 a day right outside the west gate. It has to average 450 cars a day to be tarred, it is not on the top of the list at this time. The county is also doing a lot of surveying for drainage as well.
- The road committee will be meeting in the next few months to figure out a game plan on culverts, etc. The road committee consists of Don Mages, Jeff Zabinski, Dan Paul, Glenn Young, Bobby Bochow, Shane Huiseman, Mike Short and Tom Kirchner.

**Activities:** ATV course will be coming up again in the spring and a date has not yet be determined for this.

**Old Business:**

- AED batteries have been checked right after the December meeting.
- The chimney has been closed with Styrofoam, the member who does chimney work is still looking to find an oversized top for the chimney.

- The bathroom doors should probably be opened in case the heat goes out. Someone came into the clubhouse and turned off ALL heat in the clubhouse. Paul has four motion sensors today that he will install. We will watch the heaters; the cameras are on so if we can figure out when this is being done we can watch to see if we can catch who it is.
- Angela Rhode is wondering why we didn't comment back regarding the letter that was brought to the board meeting. Angela came to the meeting with the letter and a handwritten note which did not have Mark's signature on this. Angela is not an owner in the park as her name is not on a title. She doesn't want to pay the \$100 assessment. While we all realize not everything was done perfect in the past; the members have the right to do what they want at the annual meeting. The board asked at the annual meeting to table this and the members stated it needed to be done now and not waiting another year and it isn't up to the board to address Angela. The money that was given to Mark for front gate maintenance was explained at the meeting as a scenario as an exchange in dues; however, it has been made clear that this was just an example showing the fact that with the front gate maintenance he was given minus the dues that were paid and the special assessment he is still under what most pay in the park for dues. This was not intended to be taken as though dues were not paid in full from them as the 2018-2019 dues have indeed been paid in full.

### **New Business:**

- When the proxies are sent out for the next members annual meeting an additional letter will accompany asking members if they want to add anything on the agenda like the ski hill and ideas of what they may want to discuss at the meeting will be sent ahead of time. It was discussed that this is a members meeting and if you're not at the meeting you're either giving up your right to vote or you should be giving your proxy vote to someone who knows your beliefs for the park.
- The walkway on the deck needs to be shut down as all wood is rotten, this should be taped off after today's meeting.
- Board members working, several members have complained about board members being paid. Article IV. Board of Directors, Section 4 states "Compensation" No director shall receive compensation for any service he may render to the Association. However, any director may be reimbursed for his expenses incurred in the performance of his duties." When the road was fixed Nanik bid was \$200 per hour and Dan did the whole job for \$200.
- Tim has a license for the pool and we cannot ask him to be here 7 days a week to open and close the pool. We do need a part-time position for the pool, preferably someone who has a license; however, they can work under Tim, but Tim needs to approve this as it is his license they would be working under. If the park needs to pay for someone to get this license we need to make sure it isn't someone that is going to drop it after a year. Someone should look into the cost of the license and the cost of the continuing education credits. It may also be beneficial to place an ad through craigslist or free job website for someone who is already a licensed pool caretaker and then we wouldn't have to pay for the license.
- The earliest the aerator can be placed is Dec 20<sup>th</sup>, Gina did try to get ahold of Tim and he didn't respond. The aerator was put in last week, last year it was put in on December 24<sup>th</sup>.

### **Open Forum:**

- Brenda had several people ask about a snowmobile class, we do not have anyone certified to do this.
- On January 19<sup>th</sup> at 11 a.m., there is a meeting for an ATV club that is starting. The meeting will take place at Brick's in Motley.
- A member had wondered about the flooring in the clubhouse, we talked about epoxy or stain the floor. We would like to see if there are areas in the clubhouse where there may be water getting in and fix that area before doing finalizing the flooring.

Meeting adjourned at 11:10 a.m. Mitch Peterson made a motion, Mitch Pallansch 2<sup>nd</sup> it, all in favor.