

**Wilderness Park Homeowners Association  
Monthly Meeting Minutes  
February 5, 2022**

Meeting called to order by Jeff Zabinski at 9:29 a.m.

**Board Present:** Jeff Zabinski, Gina Libbesmeier, Tom Hansen, Karen Ludwig, Roger Cummings, Jeff Finch, and Oscar Ehrnst

Absent: Paul Albrecht, Katie Lewis

**Secretary Report:** Karen Ludwig provided minutes from December, 2021 meeting were made available to board members and attendees. A moment was provided to read through the minutes. Karen noted that there are no minutes for a January, 2022 meeting as there would not have been enough board members in attendance for a quorum and the meeting was cancelled.

Tom Hansen made a motion to approve the meeting minutes; Jeff Finch seconded; motion carried.

**Treasurer's Report:** Gina Libbesmeier provided a reconciliation report dated January 31, 2022. Gina reported:

Balances:

US Bank Checking: \$112,274.42

US Bank Savings: \$63,832.33

US Bank CD: \$20,232.06

First Resource Bank CD: \$11,919.04

Deposits for the month totaled \$1,033.40. Normal monthly expenses were paid for January and February. Jeff Zabinski, Tom Hansen and Gina Libbesmeier have a meeting at the bank on Wednesday to add Tom as a signer per prior meeting minutes.

Roger Cummings made a motion to approve the treasurer's report; Oscar Ehrnst seconded; motion carried.

**Caretaker's Report:** Glen Kastner messaged the board this week and informed he would be on vacation and unable to attend. He has been cleaning and maintaining the restrooms and clubhouse weekly during the winter. Glen has been keeping the sidewalks clean and shoveled and also installed a water shut-off valve to the upstairs and changed oil in the snowblower. Jeff Finch volunteered to look over things while Glen is gone.

**Activities Report:** Jeff Finch will be taking over this committee for 2022. He has a list of activities planned but would like to check with the activities planned by the Bear's Den so there are no conflicts before any activities are posted. Gina asked for the list when available as members have been in contact with her to rent the clubhouse.

**Road Committee Report:** The committee hasn't met. They are hoping to meet before the March meeting to make a plan for April. Roads are slippery in spots, but that is to be expected. No major issues have arisen this winter to report.

**Bylaws Committee Report:** Shawnda said the committee is plugging away and almost done with Bylaws; working on Declarations. They were planning to meet today but only had three members available. The meeting will be postponed until another time.

**Water Access Committee Report:** A member informed the committee has been meeting to discuss options.

## **Old Business:**

Caretaker Position. A member informed the link on the Facebook page did not link to the caretaker job posting. Please see the website for more information. Please email the park if you are interested. The board is hoping to take applications during the month of February and interview in March. (The intention would be to have the first set of interviews the first Saturday of March after the meeting and complete all interviews by March 20<sup>th</sup>.) Walk-in applicants are welcome. We would like someone to be ready to start by April 15<sup>th</sup>.

Pool Repairs. Jeff Finch informed the contact he had would not return his calls. Both places in Brainerd informed they were not interested in doing any commercial projects and neither worked with cement pools. If anyone has suggestions or a referral, please contact a board member. Jeff Zabinski said he will stop in to Ament Pools and Spas in St. Cloud to see if they would be interested or if he could get a referral from them.

Landscaping. Tom Hansen said the landscaping project is on a stand-still with it being winter. We are wanting to push forward with the restructure and concrete to get the water away from the clubhouse. Dan Paul was going to meet with Northfork; however, a meeting did not happen before winter and Dan was informed the company shuts down for the winter and the owner heads to a warmer place. This is on hold until spring/slow melt. If you know any landscapers interested, the board would prefer to have a few quotes to choose from.

## **New Business/Open Forum:**

Jeff Zabinski talked to the owner of Nelson Sanitation out of Rice, Minnesota. He is putting together a service package for any member who wants a port-a-potty for the summer months that would be pumped on a regular basis (possibly weekly). Once more information is received, it will be provided to members.

Applications for the caretaker position will be in the clubhouse. An application can also be obtained by emailing the park.

Tom Hansen has not heard anything from the beaver trapper. He will be in contact to make sure he didn't forget about us. The last time he or Dan Paul spoke to this individual, he said he'd be out sometime in February.

Jeff Finch made a motion to adjourn at 10:02 a.m.; Oscar Ehrnst seconded; meeting adjourned.