

**Wilderness Park Homeowners Association  
Annual Members Meeting Minutes  
August 21, 2021**

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

Board Present: Jeff Zabinski, Gina Libbesmeier, Karen Ludwig, Robyn Willette, Tom Hansen, Katie Lewis, Paul Albrecht, Roger Cummings, and Jeff Finch

The board members introduced themselves to the members present.

Volunteers were requested to act as Sergeant of Arms for the meeting. Chad Prigelmeier volunteered and will hold this position for today's meeting.

**Secretary Report:** Minutes from the 2020 Annual Members' meeting and the August, 2021 meeting were made available to board members and attendees at the meeting. A moment was provided to read through the minutes; no alterations were requested. Todd Paulson made a motion to approve the 2020 Annual Members' meeting minutes; Brenda Henricks seconded; all in favor; motion carried.

**Treasurer's Report:** Gina Libbesmeier provided a ledger showing June 1, 2020 to July 1, 2021 budget vs. actual report to members, a ledger for the activities committee, and June 30, 2021 to July 1, 2022 budget vs. actual year-to-date. Jim Bieniek made a motion to approve the treasurer's report, Oscar Ehrnst seconded; all in favor. Please email [karenludwig75@gmail.com](mailto:karenludwig75@gmail.com) or [wilderness.park.hoa@tds.net](mailto:wilderness.park.hoa@tds.net) if you were not present at the meeting and would like a copy of these ledgers/reports.

**Caretaker's Report:** Tim Brix said it has been an interesting year with changes and improvements coming. Tim extended a thank you to everyone who helps out and takes action to clean up or lend a hand when needed.

**Activities:** A silent auction is being held in two weeks. Please reach out to Jeff Finch to inform what item(s) you are willing to donate. His number is on the park's website. Please call or text him.

The board is still working on setting a date for another ATV course this fall.

**Road Committee:** Jeff Zabinski spoke on behalf of the Road Committee. Two and a half miles of gravel was done this summer. With the two miles of gravel last year, the main roads from gate to gate are done. They are putting together a list of roads to work on next based on their condition. Just as a reference, it costs \$12.50 a yard for gravel hauled in, graded out, and packed. This is an expensive repair.

A permit was approved by the County to repair the culvert in the parking lot. The committee is obtaining quotes for a contractor to make this repair.

Discussions were had about the quality of the "Class 5" that was recently placed on the road. The road committee has looked into this and discovered the two miles of road that was most recently set is the same as the mile that was placed on Black Bear five years ago. As a reference point, Black Bear has held up nicely. The committee will be monitoring the wear and tear to see if further action is necessary. Glen Young informed he believes the only true way to test is directly off the truck or from the pit, not once it's been placed on the road. No one is an expert. We all are forced to take the word of the

contractor/gravel yard we are purchasing from. In years to come, the committee may ask for results of samples prior to accepting a bid.

Gene Job spoke and informed he believes the County gets the first pick on gravel from local yards. Zach Sprague said he's been here six years and gets a load or two every year and it is always different. Seems you can never get the same mixture. Jeff Jordan asked to confirm if the committee is keeping track of the quality of gravel and service the park is getting from each contractor to determine who is best to work with in the future.

Brenda Henricks made a motion to approve the Road Committee report; Glen Young seconded; all in favor; motion carried.

Gina Libbesmeier spoke to inform members that the five-year plan that was provided at last year's annual meeting is over half complete in one year. This is awesome!

**Bylaws Committee:** Vicki Mattson spoke on behalf of the Bylaws Committee. Members of this committee are Robyn Willette, Shawnda Prigelmeier, Tom Hansen, Brenda Henricks, Corrine Young, and herself. They have been meeting to discuss and address the bylaws and declarations since October, 2019. It is a slow process. The committee members have been meeting regularly to discuss and translate the bylaws and have begun to do the same with the declarations. They are working to merge the two declarations into one going through to ensure the covenants and restrictions meet the County guidelines.

At the last annual meeting many people were upset because of the votes based on lots/parcels and how this is done. The attorney said this can be changed. Vicki asked for a show of hands of how many members would be opposed to the bylaws being changed so that each member gets one vote, not one vote per lot. The majority were for this change, but some opposed. This was not a decision-making request, just a request for information gathering. Everything will go through the attorney, Vicki just wanted members' opinions for the committee to discuss at further committee meetings.

A member asked if there would be revised drafts to review by the annual meeting next year. Vicki said they were hoping to have a draft to present this year but still have some things to work through. The hope is to provide the drafts to members prior to the annual meeting so that members can review it prior to further discussion at the annual meeting. The attorney needs to approve the revisions as well. Oscar Ehrnst informed members need to realize this may take years for the revisions to come together, for a majority of the members to agree after review, possible further revisions, and review again prior to approval. The most important thing to remember is that we are moving forward as a park and this may take time.

Annette Monson made a motion to approve the report of the Bylaws Committee; Oscar Ehrnst seconded; all in favor; motion carried.

### **Open Forum:**

Alice Archer said she heard something about kids making a mess and tearing up the pool area. She wanted to know if it was true. Yes, it was true. The situation was addressed. No expenses were incurred due to property damage. The kids apologized and so did their parents. They were punished by shutting off their key fob access to the pool.

A member informed he saw a younger person driving carelessly. He stopped these individuals to ask them to please be respectful and to go to Spider or on trails off the roadway if they want to "horse around." This message was well received. Please reach out to address such a situation in a similar

manner if you see careless or disrespectful behavior. Another member informed she's on King Richard and her husband just did the same thing. He was told the individuals were new members and didn't know the rules. Now that they do, they informed they will stop.

The gate at the end of Arrow keeps getting knocked down. It is there for a reason. Please do not open or knock down this gate. A member said she'd donate trail cameras to see who this/these individuals may be.

A member informed she started coming here on weekends and has now lived here for the past three years. She informed that every year she sees more being repaired. The park is improving, and she loves being in the park.

The corner of Eastgate and Robbinhood is getting destroyed by people continuing to drive 4-wheelers up the hill at the corner. The owners of this lot have repeatedly seen people getting hurt and the corner is deteriorating. Please stop!

The rocks placed at Birch Park were placed there for a reason. 4-wheelers cannot and should not be driven up to the dock. Please do not move the rocks. Paul Albrecht informed someone is putting a boat in off the road by Birch Park. This is unacceptable. There is not a boat landing there. The DNR may fine the park if this continues. This is an environmental lake and no public access can be constructed.

Ski Hill – Another opinion letter was received. This letter just opened up more questions; therefore, the potential sale of the ski hill will be tabled until the revisions to the bylaws/declarations are complete. Tom Hansen believes the only way to move forward is to get a clear attorney's opinion that specifies yes it can be sold, or no it cannot.

Jeff Zabinski would like to place flag poles at the front entrance for a memorial with flags for each branch of the military. This memorial would be privately funded. No member opposed. If you are interested in contributing or donating your time to assist in the install of these poles, please reach out to Jeff.

A member suggested replacing the Eastgate entrance with an updated entry like the main entrance from Leader. This will be discussed at future meetings.

Tom Kirchner will be having a pot luck on September 25, 2021 at the clubhouse in memory of Bill and Cheryl Kantfield. Bill was a park caretaker at one time and their family would like to meet some of the members they've spent so much time hearing about.

### **New Board Member Election:**

A brief outline of the responsibilities of a board member was provided. With that in mind, the following individuals expressed an interest in serving a term as a board member: Karen Ludwig, Paul Albrecht, and Robyn Willette. Further Mike Jacobson and Oscar Ehrnst were nominated to run for a position on the board.

Each of the candidates introduced themselves to the members present and said a little about themselves. Zach Sprague made a motion for Karen Ludwig, Paul Albrecht, and Robyn Willette to run; Gina Libbesmeier made a motion for Oscar Ehrnst to run for the board; Lori Mattson made a motion for Mike Jacobson to run; Todd Paulson seconded; all in favor. Motions carried. The nominees each said a few words.

Ballots were received. The board requested volunteers to count ballots noting that it is preferred that these individuals are not related to candidates. Volunteers were: Kris Jackson, Annette Monson, and Jessica Tokle.

A moment was taken for the tally which resulted in the new board members being: Paul Albrecht, Karen Ludwig and Oscar Ehrnst. The following were the votes:

- Robyn Willette - 77
- Paul Albrecht - 233
- Karen Ludwig - 253
- Mike Jacobson - 65
- Oscar Ehrnst - 190

Paul Albrecht, Karen Ludwig, and Oscar Ehrnst were in attendance and accepted their positions.

Vicki Mattson made a motion to adjourn the meeting at 11:20 a.m., Glen Young seconded; all in favor; motion carried.