

**Wilderness Park Homeowners Association
Annual Members Meeting Minutes
August 20, 2022**

Meeting called to order by Jeff Zabinski at 9:41 a.m.

Board Present: Jeff Zabinski, Gina Libbesmeier, Karen Ludwig, Tom Hansen, Katie Lewis, Paul Albrecht, and Roger Cummings. (Oscar Ehrnst and Jeff Finch were unable to attend the meeting.)

The board members introduced themselves to the members present.

Volunteers were requested to act as Sergeant of Arms for the meeting. Ken Rutten and Gene Juarez volunteered to hold this position for today's meeting.

Secretary's Report: Karen Ludwig had minutes from the 2021 Annual Members' meeting available to board members and attendees at the meeting. A moment was provided to read through the minutes; Jeff Zabinski requested the \$1,250 in the road committee section should have read "\$12.50." This alteration was made. Karen Ludwig reminded the members that the minutes from each monthly meeting are generally posted on the website by the Wednesday evening after the meeting for members who were not in attendance to review. Vicki Mattson made a motion to approve the 2021 Annual Members' meeting minutes; Rose Putnam seconded; all in favor; motion carried.

Treasurer's Report: Gina Libbesmeier provided a ledger showing July 1, 2021 to June 30, 2022 budget vs. actual report to members, along with balances and funds that are set aside for particular repairs and current balances of the park's accounts. Gina Libbesmeier is not going to run to be on the board again and thanked the members for the opportunity to participate. Lori Musolf made a motion to approve the treasurer's report, Wayne Marklowitz seconded; all in favor. Please email karenludwig75@gmail.com or wilderness.park.hoa@tds.net if you were not present at the meeting and would like a copy of this report.

Caretaker's Report: The caretakers are Wayne Marklowitz and Glen Kastner. Glen informed the pool has been heavily used and was only closed one day in May when it rained heavily.

Glen informed Dan Paul is going to assist in repairing the lawn tractor and he and Wayne are planning to stain the deck in the next couple of months. A leaf vac was just purchased. The board will determine an amount of funds to set aside when doing the budget for this fiscal year to purchase a new lawn tractor/mower. Dan Paul indicated the board should keep in mind that the new leaf vac will not work behind a zero-turn mower.

Steve Schultz informed the culvert on his road is above the ground. Jeff Zabinski informed that will be addressed with the road committee. Wayne informed ditches will be cleaned to the 66-foot right-of-way this fall. Jeff Jordan contacted Cass County and informed there are more roads than just Archer that have a 40-foot right-of-way rather than 66'. Jeff Zabinski said the road committee has the plat showing the right-of-way of each roadway. Wayne wanted to inform members that volunteers and the caretakers are not attempting to trespass on anyone's property, but members may come in the right-of-way to clean ditches and clear brush. Dan Paul informed the map downstairs has all the road right-of-way measurements listed.

Troy Bauman noticed there are holes on the back of the pumphouse. He suggested looking into fixing that. Tom Hansen informed he and Glen talked about it already and it's on their list of things to repair. Troy also indicated if the pump-house is part of a new pool or pool repair, it seems logical to wait and

do all pool related repairs at the same time. Wayne informed he called two pool companies that indicated they are booked and would not take any new jobs until spring. The pool inspector informed the tiles need to be replaced in order for the pool to be opened next year. In addition, the gate and pool house will be updated. We are also looking to have someone inspect and assess the filters and pump systems to make sure things are in good working order. The board is aware of this and have been struggling for months trying to find a company that will work on "commercial" pools. Wayne said the best feedback he got was from Olympic Pools out of Shakopee. Getting someone to call back or commit to something is difficult to say the least. Valley Pool out of Brainerd no longer works with commercial pools. Ken Rutten suggested asking the local school districts who they use.

Gina Libbesmeier expressed a thank you to the caretakers for what they are getting done. Tom Hansen informed they both take on tasks on their own and really get things done quickly.

Troy Bauman informed if there is a bigger project that the caretakers need help on, they should post something on Facebook for members to volunteer to help. He also offered his help if he is available.

Josh Ostrowski informed there was a light pole that had been laying in the parking lot since spring. The park was aware of this and the caretakers ensured this is not a hazard. Paul Albrecht got free light poles that he will be putting out and wiring up when the landscaping project gets done in September.

Brenda Henricks made a motion to accept the caretakers' report; Dan Paul seconded; motion carried.

Activities: Jeff Finch is in charge of the Activities Committee, but could not make it today. Jeff Zabinski informed he and Paul Albrecht are certified ATV instructors and hold classes two days per summer to raise funds for the park. Jeff Finch previously indicated he is planning to promote an activity and possibly an ice cream social Labor Day weekend and is planning on a fall ATV ride again like last year. Jeff also informed that he plans to use some of the money earned to install a frisbee golf course on the clubhouse grounds.

Vicki Mattson indicated the flag memorial coming in to the park is very nice. This memorial was Jeff Zabinski's doing. He purchased all materials with some donations from other members and organized volunteers to assist in the installation. Thank you also to Mark Ahrens for re-seeding and repairing the lawn around the memorial. Jeff Zabinski informed there was a flag-raising memorial ceremony this past spring. He would like this memorial ceremony will be an annual event each Memorial Day.

Road Committee: Jeff Zabinski spoke on behalf of the Road Committee. Earlier this year the committee rallied to attempt to get dirt from the road construction toward Leader. There was an opportunity to purchase fill at a great rate. Unfortunately, this opportunity fell through. The committee is coordinating ditch cleaning, ditch mowing, and placing rock on the roads where spring boils seem to be a consistent issue. The committee got a quote of \$14.00 per yard for gravel through Ideal Construction. Jeff has scheduled for 3.5 miles of gravel will be placed prior to winter. The committee knows everyone's road needs work. They are attempting to catch up on 40 years of road maintenance and get on a regular schedule.

Jeff Zabinski said in years past volunteers would get together after the October meeting to set brush on the side of the road (everything facing the same way) so we can rent a wood chipper again this fall. Members can work on this on their own or come to volunteer on October 1st.

Troy Bauman asked if the park had an outlot that could be made into a place for members to bring brush to then be burned (after obtaining a permit) in the winter. Dan Paul thought such a place may just turn into a place for people to throw garbage. Ken Rutten mentioned the using the old dump. Gina Libbesmeier informed she thinks Cass County owns that property. Dan Paul agreed it is State land.

Jeff Zabinski said if there are problems or issues with the road to contact him. There are currently eight members on the road committee, including a couple who reside in the park, who are doing their best to keep an eye on the roads. Wayne Marklowitz informed there were 13 members who volunteered to assist after the first storm this summer when so many trees fell over the road. Thank you.

Dan Paul asked if Ideal can also bring a load of gravel to cover a culvert that is exposed on Poplar Drive. He informed there are other areas where the whole culvert is exposed. It should be noted the cost of an 18" steel culvert is \$628, not including the cost of installation. Jason Libbesmeier asked if they could put the culvert in deeper. Dan Paul informed there is a power line under the culvert so it cannot be placed lower unless Crow Wing Power can come out to assist. Contractors are not supposed to move power lines. Jeff Zabinski informed if any other members want to be on the road committee, please let him know. Dan Paul said if any members have a suggestion of contractors who will come to work in the park, please share their information. Jeff Zabinski mentioned at the beginning of the year the committee sends out bid requests – only four companies responded this last spring.

Bylaws Committee: Shawnda Prigelmeier spoke on behalf of the Bylaws Committee. The committee is working on updating the Declarations and Bylaws that were drafted in the 70's. They are working with an attorney and reviewing the statutes and County ordinances to ensure the park is in compliance. The committee hopes to get the drafts to the members prior to the next annual meeting; however, the drafts need to be completed, submitted to the board and the attorney for approval prior to providing to members for review. Members of this committee are Vicki Mattson, Shawnda Prigelmeier, Tom Hansen, Brenda Henricks, and Corrine Young. Vicki Mattson thanked the committee members as she has been absent due to knee surgeries.

Open Forum: Josh Ostrowski wanted to address a concern about the water committee's proposal. He was a part of this committee and did not believe it was right for the board to have a closed meeting to make a decision on the proposal. Josh informed he spoke to an attorney who informed there is an Act that the park should follow and he believes the meeting should not have been closed. Josh informed all meetings between board members need to be recorded. Vicki Mattson informed the Act Josh is referring to was established after the date this association was established so it does not apply to the park. She suggested Josh do more research. Josh thought it was wrong that all board members didn't share how they voted. He is not concerned about the outcome; he just wanted the voting to be transparent (i.e. informing the members the result was 5-2). Tom Hansen wanted to set forth that the board needed time to review the proposals before voting and making a decision. Kevin Zabinski indicated he believed the rules in which the board makes a decision should be in the Bylaws. Gina Libbesmeier indicated a "motion" is what was being voted on during a meeting, not the board's decision. Josh Ostrowski made a motion that all votes should be made public (indicating the holding board members' votes should be identified); not indicating a board member cannot abstain from voting. Ken Short seconded; motion carried.

Jason Libbesmeier indicated thankfully the helicopter did not come in this year. He asked the status of the request for the installation of a helipad. Jeff Zabinski informed no one headed up the project so he didn't think the suggestion progressed. Gina Libbesmeier indicated there was talk about using the clubhouse parking lot but it would be too difficult with the trees and dirt, etc. Doreen Mages informed her brother is an EMT and a helicopter can land anywhere there is a 100' clearing. She indicated a larger intersection would do and a list should be made and provided to local responders. Vicki Mattson said with the Leader road being tarred, maybe that could be used as a landing to eliminate the gravel issue. Wayne Marklowitz informed the Sheriff's Office decides where helicopters land, but he thought the grassy area of the clubhouse would be a big enough space. Troy Bauman suggested teaming up with the Sheriff's Office to drive through the park to designate spots. Jeff Zabinski said someone needs to volunteer to head up this project. Wayne Marklowitz, Troy Bauman, and Ken Short volunteered to

work on this. Wayne is a retired firefighter and paramedic and has experience and is aware of the requirements for a landing.

Troy Bauman indicated it was nice to see members and kids out on the lake. He wondered if the dock should be updated or made t-shaped in the future so it could accommodate more people at once. John Orth volunteers his time and efforts to maintain the docks, put them in and take them out each year. He requested the park rent a trailer to get the swim raft out of the lake as it was a struggle last year. He also informed it would be nice to have some extra help in the spring and fall to complete the installation and removal. John will post on Facebook a week before or announce it at a meeting and would appreciate volunteers to help.

Troy Bauman also asked if the aerator was out in the lake far enough last winter. Glen Kastner informed it was not as the materials on hand to use were not of good quality. The purchase or materials to remedy this problem have been approved and Glen will take care of this prior to winter.

A member thought the storm siren didn't go off this last storm. Brenda Henricks informed she hears the monthly test of the siren. She suggested this member contact the County to see who is in charge of sounding the siren.

Brenda Henricks asked about the board discussing installation of a boat landing. Jeff Zabinski informed discussions were had and if a boat landing is installed, it would be public and would open our lake up to anyone. The park will not be installing a landing.

A member asked about Verizon cell service. Lori Musolf indicated someone from Verizon corporate came out to determine what can be done. She informed they have 8 complaints through the FCC right now and last Wednesday the FCC and Attorney General's Office gave Verizon 7 days to provide a plan to remedy the complaints. The explanation that was relayed is that the new AT&T tower is "squenching" Verizon's signal. Lori informed she called the BBB too. She will put the contact information for Verizon corporate on Facebook.

Rose Putnam informed vehicles, 4-wheelers, and ATVs should drive single-file, not two or three side by side. She feels this causes unnecessary danger.

New Board Member Election:

Gina Libbesmeier's term is up. Tom Hansen thanked Gina for her time on the board and her efforts.

Tom Hansen informed he is going to run for another term. He presented the dues structure at an annual meeting which brought forth his term on the board. He is on the Bylaws committee, has headed up some clubhouse repairs, and assisted with many other things.

Katie Lewis informed she is interested in running for another term. She has assisted with activities and helped at the clubhouse, among other things.

Kari Koren informed she is interested in running for the board. She purchased in the park a little over a year ago and enjoys her time here. Kari works for the City of Clear Lake as the treasurer and is a Clear Lake firefighter. She is married and has two adult children. She believes her background and knowledge would benefit the park.

Kevin Zabinski nominated Troy Bauman. Troy declined.

Kris Jackson volunteered to run for the board. She has been in the park for 10+ years. Started with campers when the kids were little. They now built a place and plan to retire here.

Concerns were voiced about the financial stability of the park without Gina Libbesmeier acting as Treasurer. Jeff Zabinski voiced that he believes the park is getting big enough that we should consider looking into hiring a park manager on some level.

Brenda Henricks made a motion to nominate Tom Hansen, Katie Lewis, Kari Koren and Kris Jackson to run; Steve Kusterman seconded; motion carried.

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: Lori Musolf, Ginger Zabinski, Doreen Mages, and Jeff Seaton. A moment was taken for the tally which resulted in the new board members being: Tom Hansen, Kari Koren, and Kris Jackson. The following were the votes:

- Tom Hansen - 223
- Katie Lewis - 61
- Kari Koren - 288
- Kris Jackson - 274

Tom Hansen, Kari Koren, and Kris Jackson were in attendance and accepted their positions.

Steve Kusterman made a motion to adjourn the meeting at 11:51 a.m., Kevin Zabinski seconded; all in favor; motion carried.