

**Wilderness Park Homeowners Association
Annual Members Meeting Minutes
August 17, 2024**

Meeting called to order by Jeff Zabinski at 9:49 a.m.

Board Members Present: Jeff Zabinski, Karen Ludwig, Tom Hansen, Paul Albrecht, Oscar Ehrnst, Kris Jackson, Kari Koren, Rob LaFleur, and Brice Grafstrom. The board members introduced themselves to the members present.

Volunteers were requested to act as Sergeant-at-Arms for the meeting. Kevin Zabinski, Annette Monson, and Pamela Hansen volunteered.

Secretary's Report: Karen Ludwig had minutes from the 2023 Annual Members' meeting available to board members and attendees at the meeting. A moment was provided to read through the minutes. Brenda Henricks made a motion to approve the 2023 Annual Members' meeting minutes; Rose Putnam seconded; all in favor; motion carried.

Treasurer's Report: Rob LaFleur provided the 2023-2024 Budget vs. Actual Report and proposed 2024-2025 budget to members. Corrine Young had a question about the pool, concrete, repair and inspection as the park has already spent quite a bit of money. She asked why \$40,000 was set aside in the budget. Jeff Zabinski said the pool was redone, grounded, bonded, etc.; however, during that time, new pool regulations were put into place by the State. The board is waiting on an email after the testing of the bonding/grounding to determine what needs to be done to get approval from the State. Jeff was told new State regulations were put in place due to a child dying from electric shock in the Minnesota. Fizul B. spoke about the pool and would like to see the pool open next year. He understands it will be expensive. He asked that the community come together and donate an extra \$50 to go toward the pool expenses. In his opinion, as far as bonding goes, no one should take a chance with safety. He asked that park members that have knowledge and expertise in any trade that could assist the board, please come together and give your opinion so the park can move forward.

Jeff Zabinski informed the park someone reported the park to the County and State. With the park's clubhouse being a commercial building, a permit needs to be obtained and a licensed contractor needs to be hired for any electrical or plumbing work done. No electrical or plumbing work can be done at the clubhouse by volunteers, volunteers can only assist with construction.

Mona Libbesmeier asked why there was such a large expense for park clean up from prior years. Jeff Zabinski informed it was necessary to use a different company that ended up being more expensive. Two additional dumpsters were needed. The County also did not have it in their budget to share in the expense. It is believed all the waste brought for removal that day was from within the park.

Pamela Hansen made a motion to approve the 2024-2025 fiscal year budget proposal; Vicki Mattson seconded; all in favor; motion carried.

Caretaker's Report/Maintenance/Road Committee: Jeff Zabinski informed the road committee is looking at Meadow Lake Road to take out trees. The plan with Engberg last year did not happen due to complications with Engberg. Other companies are being explored but no commitments have been made to date. The road committee is doing their best to get the roads back in shape after all the rain in July. A couple culverts have been identified for repair.

Open Forum:

Mark Mann wanted to comment on the roads and wanted to thank the park for bringing in gravel and rock on Iriquois Loop. It really made a big difference.

Chris Mann wanted to give a huge thank you to the board for all they do. Chris stated being on the board requires many volunteer hours is a thankless job. She believed the issues the board has put up with are unbelievable. Thank you.

Pamela Hansen said she has been a member of the park for over 20 years and came to the meeting to ask if anyone else got the letter she got in July. Chris Mann informed a group of people are pushing for something that 99% of people did not/do not agree with. Rose Putnam informed not everyone received the letter because it didn't apply to everyone. As for herself, Pamela said she may run for the board next year as she's moving here. She is hoping to squash this letter and the issues raised therein. Jeff Zabinski pointed out there was additional funds put into the budget for attorney's fees if defending the park from a lawsuit becomes necessary. No one has been served to date. Mona Libbesmeier asked if there was anything members could do to share that they disagree with this action. Pamela Hansen informed the letter was sent and signed by Zachary Johnson of Thomason, Swanson, and Zahn of Park Rapids, MN (218) 732-7236. Website: www.tszlaw.com She suggested calling this attorney if you have questions or desire to share your concerns.

Mark Mann asked about the status of the Declarations and Bylaws. Kelly Daniels spoke. Kelly informed a committee was formed at last year's annual meeting. The committee consists of Laura Kerfeld, Shawnda Prigelmeier, Tom Hansen, Jeff Zabinski, Toni Diede, and Don Henricks. There is currently a draft of the Declarations in place that is with the attorney to answer some of the legal questions they have on that document. The committee is moving forward in an attempt to protect the HOA. If anyone is interested in participating or desires to see the document they are working on, email the board and your email will be passed onto the committee. They are currently meeting bi-weekly. Kelly apologized for the time it is taking. He informed the committee is working on the Bylaws while waiting for the attorney's response with regard to the Declarations.

Fizul B. expressed a thank you to the committee and asked if there will be a revision on single lot owners and multiple lot owners. Kelly said the committee is researching what they can legally do and not do. The voting structure for this year will continue to be what it has been in the past.

Wayne Marklowitz thanked the committee for volunteering their time. Wayne said a member in good standing in the park is currently defined as a member that pays their dues. He asked if the attorney could add language to state a member is not in good standing if actions are taken by one member to harass other member(s) of the park. Kelly Daniels said the committee can look into that issue.

Gina Libbesmeier said she thinks the people that are trying to disassociate themselves from the park, should be lose access to the common properties and action should be taken to foreclose on properties of members not paying dues. Gina Libbesmeier made a motion to begin foreclosing on properties that are more than two years past owing in dues based on the Board's discretion; Kevin Zabinski seconded; all in favor; motion carried.

Kelly Daniels shared his opinion that it is very important that a process be put together that the Board follows for collection and foreclosure procedures. He would like to see a written list of procedures/steps that will be taken to handle collection of bad dues. His understanding is that an HOA can force foreclosure as a means to collect debt/dues. Kelly Daniels made a motion to put a committee together which he will chair to put together a written process for foreclosure and collection that is followed; Laura

Kerfeld seconded; all in favor; motion carried. Along with Kelly Daniels, some members that expressed an interest in being on this committee were Annette Monson, Shawnda Priegelmeier, and Kris Jackson.

Fizul B. asked how the HOA is structured when it comes to multiple campers on lots. Jeff Zabinski said campers need to be permitted through the County. If more than one camper is on a lot, a member needs to take action to get approval for that through the County. The County's rules must be followed first, then the park's Declarations and Covenants.

Anita Bramel said with the pool closing, many people are using the lake. She asked about the status of the installation of a beach that was previously mentioned. Leigh Blonigen said the members that made the proposal were trying to do something fun thing for the park. They intended to donate their time and the expense to create a beach area with the County's approval. She stated there was too much negative feedback so they decided not to move forward with the beach.

Oscar Ehrnst shared a thank you to Glen Kastner and Wayne Marklowitz. He said he was sorry that people were picking on Wayne and asked for a round of applause for our caretakers.

New Board Member Election:

The terms on the board for Paul Albrecht, Karen Ludwig, and Oscar Ehrnst have ended. Paul Albrecht and Karen Ludwig decided not to run for another term. Oscar Ehrnst expressed an interest in running for another term.

Jessica (Tokle) Tate, Melaine Montplaisir, and Chris Mann came forward, spoke a little about themselves, and expressed an interest in running for the board.

Todd Paulson made a motion to nominate Oscar Ehrnst, Jessica (Tokle) Tate, Melanie Montplaisir, and Chris Mann to run to be board members; Annette Monson seconded; all in favor; motion carried.

Ballots were received. The board requested volunteers to count ballots noting that it is preferred that these individuals are not related to any of the candidates. Volunteers were Mona Libbesmeier, Annette Monson, Greg Bloom, and Barbara White. A moment was taken for the tally which resulted in the new board members being Oscar Ehrnst, Jessica (Tokle) Tate, and Chris Mann.

The following were the results:

- Oscar Ehrnst - 195
- Jessica Tokle - 149
- Melanie Montplaisir - 119
- Chris Mann - 213

Oscar Ehrnst, Jessica (Tokle) Tate, and Chris Mann accepted their positions. Glen Kastner made a motion to accept the results of voting; Mark Mann seconded; all in favor; motion carried.

Pamela Hansen made a motion to adjourn the meeting at 11:11 a.m., Brian Mackendanz seconded; all in favor; motion carried.