

Wilderness Park Home Owners Association
Annual Meeting Minutes
August 15th 2026

Meeting called to order by Jeff Zabiniski at 9:37am.

Board Present: Jeff Zabiniski, Oscar Ehrnst, Lisa Washington, Jessica Tate, Brice Grafstrom, Theresa Mages, and Shannon Marklowitz. Absent: Chris Mann, Rob LaFleur.

Volunteers to act as sergeants-at-Arms for the meeting are: Pamela Hanson and Kevin Zabinski

Secretary's report: Chris Mann provided minutes from the August 16, 2025 annual meeting to board members and attendees. A moment was provided to read through the minutes.

Roger Cummings made a motion to approve the 2025 annual meeting minutes. Gary Fults seconded the motion. All in favor. Motion approved.

Treasurers Report: Jessica Tate presented the proposed annual budget for July 1, 2026, to June 30, 2027, that included different forecast scenarios based on dues collection rates and emphasized the following points:

- * Budgeting Standards: The 2025-26 budget includes actuals and a reconciliation statement. The 26-27 annual budget is based on 100% dues collection, but she provided a forecast for a more realistic 80% collection rate to help members understand spending limits.

- * Transparency: As an accountant, Jessica noted her commitment to transparency by noting that all bills, reconciliations, and bank statements are available in the office for review.

- * Question by Member: Are there plans to restrict clubhouse or pool access for members who are behind on dues by two or more years? Yes, the board has the ability to turn off the key fob restricting access to the clubhouse and pool facilities for non-paying members. The treasurer clarified that while they work with people on payment plans, they do consider restricting access for those two or more years behind.

- * Jessica shared the question of a possible audit. Yet no audit has been confirmed.

Kris Jackson made a motion to approve the financial report. Annette Monson seconded the motion. All approved. Motion passed.

Road Committee: Jeff Zabinski provided an update on last year's roadwork, noting that approximately \$89,000 was spent to upgrade two miles of road from the main gate and perform a four-inch lift around the lake.

- * Current Projects: The committee is looking at a mile of road by Highland and potentially the Valley area, though rock accumulation is currently preventing grader access.

- * Calcium Chloride Treatment: There is a discussion regarding applying Calcium Chloride to main roads to preserve gravel and reduce dust, which would cost approximately \$4,000 per mile. For five miles of main roads, this would require a \$20,000 budget allocation.

- * Driveway Impacts: Brad Harrington warned that road projects in the Valley area may result in the resetting of culverts and driveway approaches.

- * Road Updates: A request was made to have road updates posted more prominently on the website for easier member access.

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Capital Improvement Committee update: Shawnda Prigelmeier (Committee Chair)

* Current Projects: These are the projects currently in process.

Installation of a heater for the pool. Looking for assistance from the activities committee

Upgrades to the back gate area to make it more presentable. Shawnda is looking into what permits may be required and has reached out to the County and Meadowbrook Township.

* Committee Meetings: The committee meets monthly before the board meeting to discuss projects. If members have ideas for projects, please attend the monthly meeting or email via Wilderness Park CIC email. wildernessparkcic@gmail.com.

* Fundraising: The committee is seeking ideas for fundraising to support upcoming projects as the budget cannot cover all planned activities.

Storm Siren update:

Wayne Marklowitz reported that the Park-owned siren failed to activate during a recent storm, likely due to a combination of a needed software update and a malfunction in the Cass County South Communications Tower repeater. The current system was purchased in 2018 for \$2,220.34 and relies on a national algorithm from NOAA/National Weather Service via tower signals to trigger alerts based on weather parameters.

* Technical Requirements: A software update costing approximately \$3,911.63 is required to bring the system up to modern standards.

* Infrastructure Issues: The South Communications Tower was recently down, affecting signal reception for firefighters and sirens alike; although it is reportedly transmitting again, its reliability remains unverified.

* Range Concerns: It was noted that while the siren has a theoretical six-mile range, actual coverage may only be three miles.

* Financial Considerations: The discussion regarding costs centered on whether the HOA should invest in an aging system or explore alternatives.

Member suggested investigating County or State grant funding for non-profits to offset costs, though Wayne noted that the Cass County Emergency Manager currently has no recommended financial assistance available.

* Cost Comparison: Members questioned if replacing hardware would be more cost-effective than a \$4,000 software update, given that technology becomes outdated every few years.

* Liability Risks: Member raised concerns regarding the legal liability of the board if they maintain a siren that fails to function during an emergency.

Proposed Resolutions

The discussion concluded with several proposed paths forward rather than an immediate vote on expenditure.

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A primary suggestion from Wayne was to consider removing the siren entirely to eliminate liability, provided all members are formally notified to purchase personal weather radios instead. Pamala Hanson offered the option of everyone obtaining their own weather radio.

* Testing Phase: Members decided to wait until the next scheduled test (the first Wednesday of the month) to see if the siren functions without new investment before making a final decision.

* Next Steps: The matter will be tabled until a special meeting once more information is gathered regarding:

1. Whether an electrician can confirm if mechanical components still work regardless of software status.
2. Alternatives for manual triggering or more affordable replacement models through providers like Adam Green at Frontline Warning.

Action Items

- Research alternative tornado siren systems and triggering options (including NRS-compatible setups) to provide the Board with the cost of replacement/upgrading choices.
- During the next monthly siren test on Wednesday, inspect the siren control box and verify whether the siren activates without the proposed software upgrade, coordinating with an electrician as needed.
- Compile all findings on siren reliability, costs, and options and report back to the Board so they can make an informed decision before members vote.
- Add the tornado siren evaluation and potential replacement project to the CIC priority list as part of the existing safety-related initiative.

Laura Kerfeld made a motion to table the siren update to research parts /repair / replacement cost. The motion was seconded by Lisa Washington. All in favor. Motion approved.

Covenant Updates:

Kelly Daniels provided an update on the status of the Covenants. A special meeting is scheduled for September 12 at 11:00 a.m. to conduct a formal vote due to previous mailing delays caused by printer issues.

- * Voting Methods: Members can vote via proxy, in person, by email, or by using the Dropbox in the clubhouse.
- * Voting Requirements: Per Minnesota State section rules, a "non-vote" does not count toward the outcome; members must explicitly vote yes or no to have their voice heard.
- * Common Elements: One specific piece of property known as the ski hill was excluded from the current common elements list because it is not properly titled in Wilderness Park Home Owners Assoc's name. The Board and committee must research title issues before amending the covenants to include it.

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* Recording Issues: If the covenants pass, the Board faces significant challenges regarding legal recording. There are fifty years of historical issues that require unwinding through legal counsel to ensure documents are correctly recorded on individual properties.

Board Member Nominations and Elections

There are currently 4 vacant positions. Positions being replaced belong to Jessica Tate, Rob LaFleur, Jeff Zabinski and Brice Grafstrom.

Interested members are:

- Brice Grafstrom
- Kelly Daniels
- Bill Klitzke
- Reginald Washington

No further members showed interest in joining the Board.

Todd Paulson made a motion to cease with nominations and cast a unanimous vote for the nominees to be selected. Steve Bestler seconded. All in favor. Motion approved.

A motion to adjourn the meeting was made by Shane Heals. The motion was seconded by Pam Fisher. All in favor. Motion approved.

Meeting Adjourned 11:17 by Jeff Zabinski.