

Wilderness Park Home Owners Association
Meeting Minutes
September 13, 2025

Meeting called to order by Jeff Zabinski at 9:32 a.m.

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

Motion by Tom Hanson to approve the agenda. Brice Grafstrom seconded; All in favor. Approved.

Board Member Roles

Interest on each position was raised and discussion was had on roles. The question was raised if a second secretary was needed.

Jeff Zabinski motioned to add a second secretary, Oscar Ehrnst seconded. All in favor. Approved.

Treasurer – Jessica Tate	Secretary – Lisa Washington & Chris Mann
Vice President – Rob LaFleur	President – Jeff Zabinski

Secretary's Report: Chris Mann provided minutes from the August 9, 2025 meeting to board members and attendees. A moment was provided to read through the minutes. A typo was found; Jeff Gordon should be Jeff Jordon. This will be updated accordingly. Oscar Ehrnst made a motion to approve the meeting minutes; Brice Grafstrom seconded; all in favor, motion carried.

Treasurer's Report: Jessica Tate gave information to the Board. Financial information is always available for members at the Board meetings. Past due amounts collected are not available.

<u>Banking:</u>		<u>Dollars Collected:</u>		<u>Accounts Receivable (AR) Aging</u>	
US Bank Checking:	\$ 48,095.54	07/31/25	73,205.44	2025 Dollars Past Due	63,910.00
US Bank Savings:	\$137,871.05	08/31/25	<u>67,955.90</u>	Prior year's Past Due	<u>84,548.24</u>
US Bank CD	\$ 21,040.95	Total	<u>\$141,161.64</u>		\$148,458.24

Rob LaFleur motioned to approve the treasurer's report. Oscar Ehrnst seconded; All in favor. Approved.

Caretaker's Update:

There was a broken tree on the pool shed and the propane tank. A light needs to be replaced. Oscar Ehrnst said there isn't a purpose for the light. It will be disconnected.

The pool is being drained. The sump pump went out last week. A new one will be purchased.

We need to order the drain cover. Jessica Tate asked Glen Kastner to provide the order information and she will order.

Glen Kastner brought up that the chairs around the pool need to be reupholstered. This will be dealt with during the winter.

Brice Grafstrom made a motion to approve the caretakers report. Jessica Tate seconded. All in favor. Approved.

Board Members Discussion:

There was a meeting this morning that included the board members and part of the bylaws committee to create a plan to move forward on the documents. This team is planning to create a poll for individuals to have the opportunity to provide feedback to help guide those working on the documents.

Construction Committee

There is no information from the Construction Committee: Fizul Baksh is in charge and there has been no communication to date.

Activities Committee:

Shannon Marklowitz reported there was karaoke on Labor Day weekend and it was very successful. Karaoke will be had on Memorial Day, July 4, and Labor Day in the future. She asked about using vending machine

money to buy a speaker and microphone for the Park for \$200-\$300. Brice Grafstrom is wondering about using a DJ, adding a food truck and have donations pay for it. Jessica Tate raised that Brice Grafstrom and Kelly Daniels have great speakers that can be borrowed as an option. Shawnda Prigelmeier also has a karaoke machine that can be borrowed.

Annette Monson suggested that if money accumulates, it could be used for capital improvement. Jessica Tate would like to see a donation box to offset costs at functions to earn money for the Park. Laura Kerfeld said she understands the need to have a speaker here. Brice Grafstrom stated he will donate the DJ for the next event.

Jessica Tate said a small checking account with a debit card will be created for the Activities Committee and we will continue to keep petty cash. We don't want to keep large sums of money in the building. Jessica will add a reconciliation of the receipts and expenses each month.

Capital Improvement Committee

Shawnda Prigelmeier suggested combining committees and have one account managed by the Capital Improvement Committee with the road committee remaining separate. Jeff Zabinski said the committees should gather together to decide their roles. It was decided to have a chairperson to lead each meeting.

The purpose of the Capital Improvement Committee is to oversee the big picture and to provide a process and structure to bring proposals to the Board. They are meeting after this meeting to formalize a meeting schedule. They want more people involved and to find out what people want to improve.

A question was raised asking if you need to be a Board Member to write checks. Another question was asked about members who are behind on dues being able to participate in a committee. These questions need to be researched.

Jessica Tate said the Board is here for operational purposes. The committees help to take some of the non-operational duties. It's important that the Board is able to do their job and to have the voices of the committee heard.

Road Committee:

Jeff Zabinski reported there are bids being gathered for a two-year contract for winter maintenance. There will be a vote next month. The roads have been done and are great!

Rob LaFleur wondered if there is a specific number of bids needed. Vendor availability can affect the amount gathered. 3-5 bids would be the ideal amount to gather. The road committee did have several bids on gravel prior to bringing it forward for a vote.

Member's Opportunity

Wayne Marchowitz stated he is mad about the lack of respect for the clubhouse. The soap dispenser has been ripped off the wall, the teeter totter is snapped, and someone stood on the foosball table. The foosball table is broken almost every month. We need more respect for the building. It is ours, let's not wreck it. Brice Grafstrom is wondering about adding signs that you are on camera.

It was noted that garbage on the roads has been down. Residents are keeping the roads clean. Brice Grafstrom noticed signs being altered. Wayne Marklowitz spoke with someone who wants to update signs and encouraged him to check into it.

If you catch someone damaging property, call the police. The police need proof and to be invited in to deal with damages.

Old Business: None.

New Business/Open Forum:

Wayne checked into pricing of adding a gas heater in the entry way because the electric bill is very high. Wayne provided a breakdown of the prices for a total of \$3,700. The highest electric bill was \$900 and the lowest was \$100. Jessica Tate will research the value of this project.

Oscar Ehrnst made a motion to adjourn at 10:20. Brice Grafstrom seconded; all in favor, meeting adjourned.

Next Meeting is October 11, 9:30 a.m. at the clubhouse.