

**Wilderness Park Home Owners Association
Meeting Minutes
August 8, 2026**

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

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

Secretary's Report: Chris Mann provided minutes from the July 11, 2026 meetings to board members and attendees. A moment was provided to read through the minutes.

Oscar Ehrnst motioned to approve the secretary's report. Brice Grafstrom seconded; All in favor. Motion passed.

Treasurer's Report: Jessica Tate provided the following information to the Board. Financial information is always available for members at the Board meetings.

<u>Banking:</u>		<u>Accounts Receivable (AR) Aging</u>
US Bank Checking:	\$ 77,747.58	\$115,558.65 (108 members) Prior Years O/S
US Bank Savings:	\$ 42,902.24	\$115,105.60 Current Year billing
US Bank CD	\$ 21,280.35	

The accounts receivable aging report & financial information was available for anyone to review.

Brice Grafstrom motioned to approve the treasurer's report. Oscar Ehrnst seconded; All in favor. Motion passed.

Caretaker's Update:

Glen Kastner stated everything is good. Drained the pool halfway a couple weeks ago because the cyanuric acid levels were out of compliance. He is asking for a 1.5 inch hose with a spigot for refilling next spring so it doesn't take as long. Refilling took 2 days. Discussion between board, but would possibly require excavating to get better pressure to the well. A bigger pump might be needed but the current one is working fine. Glen will look into it if it can happen and the cost involved.

Goose droppings are a continual problem and will be cleaned for the annual meeting.

The weather for the Annual Meeting looks good so far. Set up a canopy and bring Microphone. Members should all come up to speak into the microphone.

Brice Grafstrom made a motion to approve the caretakers report. Oscar Ehrnst seconded. All in favor. Motion passed.

Documents / Declarations Committee

Shawnda Prigelmeier reported that there will be a special meeting on September 12th after the monthly meeting for documents approval since the original mailing did not meet the 30 day window. The cut-off date for voting will be Sept. 12th. If someone doesn't send a vote, it isn't counted. Kelly Daniels noted that 67% of lots are needed to vote according to State Statute. Voting is open. Please email the Board with questions. Wildernessparkcic@gmail.com.

Brice Grafstrom motioned to approve the Documents/Declarations Committee report, Oscar Ehrnst seconded. All in favor. Motion passed.

Board Members Discussion:

None

Construction Committee

None

Road Committee:

Jeff Zabinski reported that mowing has been started. Sioux Trail had some volunteer work done on it. The roads will be graded when we get rain. Jim Drews asked whether King Richard and Robin Hood could be dug down deeper. They were graded and bad the day after. Brad Harrington stated that they will never be as good as when they were set because of moisture and use. If we dig deeper, it will cause the gravel to wear out faster. Brad did grade twice this last weekend. Moisture is the key to having the roads not washboard. Calcium Chloride is costly and tough on vehicle with a cost of roughly \$3,800 to \$4,000 per mile. We have 36 miles of road; 4. Miles would be done. Spring is the time to spread. Jessica Tate said we would need to cut 10% of the budget to make it work but it would also help grading budget go down. There are studies on the pros of calcium chloride. ATVs also cause additional damage to roads. There is a lot to consider.

Oscar Ehrnst asked Brad to fix the road on Robin Hood because it was dangerous. Brad said he will be fixing it, but ran out of time through the weekend.

Members need to be mindful of placing rocks and items to close to the road for plowing, etc. The set back should be about 15 feet. Bring up at annual meeting.

Brice Grafstrom made a motion to approve the Road Committee report. Jessica Tate seconded. All in favor. Motion passed.

Activities Committee:

Shannon Marklowitz listed activities coming up. There will be a movie by the pool or lakeside on August 29th at dusk. September 5th there will be Karaoke, 7pm at the clubhouse. We are looking at doing some kid fire prevention classes over MEA weekend; October 15 & 16.

Oscar Ehrnst made a motion to approve the activities committee report. Brice Grafstrom seconded. All in favor. Motion passed.

Capital Improvements Committee (CIC)

Shawnda Prigelmeier said the committee is working on a new heater for the pool and are currently working through permitting etc.

We have a ticket number through DIG to make sure there isn't anything in ground to make the improvements to the back gate. There is power, we believe Crow Wing power runs the power there. Looking for volunteers to assist with this project. Cass County doesn't require permit for removing. Shawnda is checking with township. Board approved emails being sent to township.

Chris Mann and Shawnda are working together to upload information to website. Looking for fundraising ideas for projects. Please send ideas to wildernessparkcic@gmail.com.

Brice Grafstrom made a motion to approve the Capital Improvements Committee report. Jessica Tate seconded. All in favor. Motion passed.

Old Business:

Vicki Mattson asked about the tornado siren. It is currently working.

Wayne Marklowitz presented information from Adam Green. We are not linked to county and there is one company that does all the work for the state. Communications tower was down and the Fire Departments were not receiving pages. The tower is now back up and running. Our tornado siren is now up and running and receiving information from the National Weather Service. Adam Green stated we needed to upgrade the communications part at the cost of over \$3,000. We can only go through him to upgrade. Wayne is unsure whether the siren will work at this point. There are no grants or county assistance. Conversation on whether or not we want to upgrade. If we spend the \$3,000, we have to cut from somewhere else. Jessica Tate asked if

there was a warranty with the upgrade. The siren was purchased used in 2018. Discussion will need to happen at the Annual meeting.

New Business/Open Forum/Member's Opportunity:

Jessica Tate announced that we do in fact have a FEIN. We have a letter from the IRS From the dated May 12, 2026. Two years of taxes have gone through. Jessica and she has never received anything back from the IRS that they didn't know who we were.

This is Jeff Zabinski's Last meeting. Thanks to Jeff for his years of service!

Brice Grafstrom made a motion to adjourn at 10:31. Oscar Ehrnst seconded; All in favor. Meeting adjourned.

Number of members in attendance (other than Board Members) = 19

ANNUAL MEETING AUGUST 15, 2026. CHECK-IN 8:00. MEETING 9:30
Next Meeting is September 12, 2026, 9:30 a.m. at the clubhouse.