

Wilderness Park Home Owners Association
Meeting Minutes
July 11, 2026

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

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

Secretary's Report: Chris Mann provided minutes from the May 9, 2026 and June 13, 2026 meetings to board members and attendees. A moment was provided to read through the minutes.

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

Treasurer's Report: Jessica Tate was unavailable. Chris Mann gave 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:	\$ 13,288.57	\$117,838.65 (113 members)
US Bank Savings:	\$ 42,900.54	
US Bank CD	\$ 21,279.68	

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

Caretaker's Update:

Glen Kastner stated we had a pool inspection and the report was sent it to Rob LaFleur. Glen has notes but not the written report. The Board will get him a copy.

Wayne Marklowitz said the blue paddle boat was sunk and pulled out twice. It has been dented, but will be repaired by a welder. They are very expensive to buy so making repairs makes sense. He is also working to get the dock built. Gino Mattson stated he will donate a paddle boat to the HOA.

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

Documents / Declarations Committee

Kelly Daniels reported that last week the Board approved the final documents that will be mailed to all members next week. A lot of time was spent getting it right rather than getting it done fast and a lot of tools were used to take a fresh look at it. Kelly is asking for approval to post the documents on the official website by June 15 and to post on the official Facebook page that the documents have been posted and are available with a mailing coming.

Kelly stated that a proxy vote will be available. Note: your opinion on Facebook does not count as a vote. A total of 67% of the members are needed as a quorum to vote and a majority of the voters is needed to pass the documents. Bring any questions to the Board.

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

Board Members Discussion:

None

Construction Committee

None

Road Committee:

Wayne Marklowitz met with Brad Carrington with Brad's Precision to drive the roads to find hot spots that need work. The roads were torn up through heavy use on the 4th. Brad suggested that a long-term solution is to use calcium chloride. His cost is \$3,800 per mile. It is being used on 72nd outside of the back gate and has been successful. This would save us money in the long run for maintenance and gravel. Highland and Valley have many rocks. Sherwood and Mohawk have logs sticking out. The primary issue is drainage with ditches full of trees and rocks. Water is the biggest issue and this would be Brad's first priority. We could add gravel, but if

the drainage isn't right, it will roll back off into ditches. Vicki Mattson stated that this has been an issue throughout the years. Jeff Zabinski stated the issue revolves around a lack of money.

Brad indicated that 1 mile of reclaiming ditch soil costs \$4,000 per mile. Eastgate would be easy. Highland and some of those will need to pull the ditches out and will cost more. Brad is asking for a plan and again stated that 98% of our issue is drainage. Jeff Zabinski reminded us that there is 50 years of travel on the roads and the material is gone. Brad stated your road is only as good as the ditch.

Jeff Jordan suggested that with 30 miles of road we should do 4 miles per year because it will still take many years to get the drainage issue fixed. Jeff Zabinski said that maintenance is approximately \$25,000 per mile of road. He has been pushing for 5 miles with the road committee but this would take 2/3 of the annual budget. Last year \$89,000 was spent on 4 miles around the lake and another area. Brad stated that calcium chloride will get an extra 5 years of use. Tim Jansky suggested magnesium chloride because it is less corrosive.

Brice Grafstrom said that it needs rain to grade and it needs to be done responsibly. Oscar Enrnt stated the last 2-3 years the roads have been the best. If people paid their dues, we could afford to do more. If you don't pay, don't complain.

Wayne Marklowitz suggested a focus on Highland and Valley. They need to be done or they won't be maintained because the roads are wrecking Brad's machines. The Road Committee will work on the plan and will gather the cost by next month.

Jeff Jordan suggests an announcement that trees will be taken down in the ditches. Nobody wants to see trees come down; however it is legal to do.

Tim Jansky discussed poor culverts. Jeff Zabinski said that culverts are fixed in the spring as they are found. Archer needs to be done but there are possible issues with fiberoptics. Wayne stated that some of the residents have culverts above the road with driveways built upon them. Jeff said that culverts need a permit from the County. Brad said some have been put in poorly with drainage coming across the road and ruining the road. There was a suggestion for specs be put into place for driveways to be built right. Jeff stated the County should do the inspections and the Board doesn't know until something is done. Chris Mann stated that people probably don't know how to properly put in a driveway. Information should be in new member packets that Lisa Washington sends out. Tim Jansky suggests working with the county to check for permits and to rectify the situation. Brad stated the driveways need to be made correctly.

Jeff identified 2 miles of road as the hotspots. The road committee will make a plan and identify the cost. Lack of funds is an issue.

Vicki Mattson stated that the Board has the right to raise dues 5% annually. This will be in the new documents that need to be approved.

Wayne Marklowitz stated he knows ditches need to be mowed. It is happening and has not been forgotten.

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

Activities Committee:

Shannon Marklowitz said the 4th of July parade was a success. Mike Jacobson won the prize donated by Efficient Foam that included a sweatshirt, hat, and a \$100 visa gift card. The Activities Committee also gave \$50. Thank you to Kris Jackson for coordinating.

Another karaoke event will be on Labor Day weekend. Most likely Saturday night.

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

Capital Improvements Committee (CIC)

Shawnda Prigelmeier is moving a pool heater up as a priority. It will cost approximately \$5,500 for all materials and supplies. Glen Kastner stated he is getting a commercial unit and the replacement will be larger. Oscar Ehrnst reminded that a state permit is needed for approval before starting. Shawnda is getting it done for next year and will add the cost of the permit. Looking for funds.

Oscar Ehrnst motioned that \$7,000 be set aside for the pool heater and components for next spring. Theresa Mages seconded. All in favor. Motion passed.

Shawnda indicated the next project is the back gate. She is wondering if there is electricity because there appears to be an electrical box. Someone stated there was a light there 20 years ago. Anyone working on any digging is to call the hotline prior to working on digging of any kind. Shawnda is looking for volunteers and is working on getting the cost to mirror the front gate. The committee is open to fundraising ideas. Email wildernessparkcic.com.

Microsoft is getting done. Shawnda will work with Chris Mann.

Theresa Mages made a motion to approve the Capital Improvements Committee report. Shannon Marklowitz seconded. All in favor. Motion passed.

Old Business:

None

New Business/Open Forum/Member's Opportunity:

Brice Grafstrom made a reminder that he does coffee on the 1st & 3rd Saturdays at the clubhouse!

Don Hendricks brought up a beaver has built a den under the road near the west gate. The den has been pulled but the beaver puts it back. There is also one on Arrow. The Park can trap the beavers and let the DNR know within 24 hours.

Reginald Washington stated homeowners are putting out a mailbox. Mailboxes are not a Board issue. A reminder to call prior to digging.

Shawnda Prigelmeier stated the CIC is looking into community mailboxes.

Oscar Ehrnst made a motion to adjourn at 10:35. Theresa Mages seconded; All in favor. Meeting adjourned.
Number of members in attendance (other than Board members) = 21

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