

**Wilderness Park Homeowners Association**  
**Approved Special Meeting Minutes**  
**August 15, 2020**

Meeting called to order by Jeff Zabinski at 11:55 a.m.

**Board Present:** Jeff Zabinski, Gina Libbesmeier, Karen Ludwig, Robyn Willette, Tom Hansen, Katie Lewis, Roger Cummings, and Jeff Finch

Absent: Paul Albrecht

Volunteers were requested to act as Sergeant of Arms for the meeting. Mark Mann and Paul Funk volunteered and will hold this position for today's meeting.

This special meeting is held after having provided the required 30 days, but not more than 60 days, notice to all members to address a dues structure that will be in accordance with the bylaws and allow the park to maintain the roads, clubhouse, and other amenities. Tom Hansen brought forth the idea of a new dues structure at the 2019 annual meeting. After much work with the bylaws committee, the board sent out two proposals along with notice of this meeting. Tom Hansen took time to go over the structures as identified in the mailings and answer any questions/concerns brought forth by the members present.

Proposal #1: \$400 for the first lot owned and \$20 for each additional lot owned

Proposal #2: \$200 for the first lot owned and \$66 for each additional lot owned

Todd Paulson submitted an alternative proposal because of a wide disparity between the two proposals that were mailed. He proposed \$300 for the first lot and \$70 for each additional. He projects this will bring in approximately \$176,600. Todd's proposal will be considered proposal number 3 at this meeting.

Stacy Kiffmeyer put together projected numbers using the dues structure proposal #1 vs. the current dues structure with 10% annual increases in different scenarios. Vicki Mattson informed if proposal #2 is voted in, there will have to be a 10% increase next year.

The board requested volunteers to count ballots. Volunteers were: Al Majeski, Jeff Dahl, Annette Monson, Lori Musolf, Doreen Mages, and Theresa Mages.

A moment was taken for the tally which resulted in the required number of votes to make a quorum and the dues structure being proposal #1. Of the total of 399 votes (which comprised 120 members), the results were:

Proposal #1: 242 votes

Proposal #2: 119 votes

Proposal #3: 38 votes

Roger Cummings made a motion to adjourn the meeting at 12:20 p.m., Robyn Willette seconded; all in favor.