

**Wilderness Park Home Owners Association**  
**Meeting Minutes**  
**January 10, 2026**

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

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

Motion by Oscar Ehrnst to approve the agenda. Theresa Mages, seconded; All in favor. Motion carried.

**Secretary's Report:** Chris Mann provided minutes from the December 13, 2025 meeting to board members and attendees. A moment was provided to read through the minutes.

Oscar Ernst made a motion to approve the meeting minutes. Theresa Mages 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.

<u>Banking:</u>		<u>Dollars Collected:</u>		<u>Accounts Receivable (AR) Aging</u>
US Bank Checking:	\$ 11,696.20	07/31/25	73,205.44	Info not available at this time
US Bank Savings:	\$ 82,885.18	08/31/25	67,955.90	
US Bank CD	\$ 21,137.06	09/30/25	7,747.40	
		10/31/25	2,965.80	
		11/30/25	4,865.80	
		12/31/25	985.00	
			<u>\$157,725.34</u>	

Rob LaFlueur motioned to approve the treasurer's report. Oscar Ehrnst seconded; All in favor. Motion carried.

**Caretaker's Update:**

Glen Kastner reported smooth sailing.

Oscar Ehrnst made a motion to approve the caretakers report. Theresa Mages seconded; All in favor. Motion carried.

**Board Members Discussion:**

No discussion

**Construction Committee**

Nothing reported.

**Activities Committee:**

Shannon Marklowitz said she will post activities on the Facebook page and on the clubhouse bulletin boards. The committee has done activities such as bingo, karaoke, and clean up days in the past. A possible cornhole tournament is being discussed. This is still a work in progress.

**Capital Improvement Committee**

Shawnda Prigelmeier stated the committee is meeting after this meeting to discuss future projects.

**Documents Committee**

Shawnda Prigelmeier stated the committee is finalizing a survey to gather information to inform the committee on what should be in the bylaws. When the survey results are compiled, the committee will update the covenant and bylaws. They are looking at ways to fine tune the financial burden of postage. This will be done in a timely manner.

**Road Committee:**

Jeff Zabinski reported grating was completed with gator teeth breaking up the layers of ice. Sand and salt have been laid. Roads are in much better condition as of current compared to last month. Appreciation to Brad for his hard work!

**Old Business:**

Last meeting, Oscar made a motion to repair / replace the furnace. The quote was higher than estimated, Oscar wants to rescind that motion on the \$5,000 plan.

A new motion was made by Oscar Ehrnst for \$3,500 to be used towards the dedicated circuit for the new vending machine and wiring done for a future furnace. Jessica Tate seconded. All in favor. Motion passed.

**New Business/Open Forum/Member's Opportunity:**

Lisa Washington has a contact who could update our Facebook page and upload meeting videos. Lisa will bring the proposal to the next meeting. There was discussion to add a new position as office manager. Jessica Tate will work up a job description and provide it to board for confirmation. The board will then discuss a possible hire for this which could potentially be an outside person.

A copy of the FB live will be archived.

Jeff Zabinski and Jessica Tate have been looking at new banks. This will include setting up a secondary account for committees.

Jeff Zabinski made a motion to adjourn at 10:06. Oscar Ehrnst seconded; all in favor, meeting adjourned.

Next Meeting is February 14, 9:30 a.m. at the clubhouse.