

Wilderness Park Home Owners Association
Meeting Minutes
December 14, 2024

Meeting called to order by Jeff Zabinski at **9:40** a.m.

Board Present: Jeff Zabinski, Chris Mann, Oscar Ehrnst, Kari Koren, Brice Grafstrom,
9:40**Absent:** Kris Jackson, Jessica Tate, Rob LaFleur. Tom Hanson

Agenda approved. Motioned by Brice Grafstrom, seconded by Oscar Ehrnst.

Secretary's Report: Chris Mann provided minutes from the October, 2024 meeting to board members and attendees. A moment was provided to read through the minutes. Brice Grafstrom made a motion to approve the meeting minutes; Oscar seconded; all in favor, motion carried.

Treasurer's Report: Jessica Tate was not available for the meeting. She has been working hard on reconciling the balance sheet which is a large job and since she is an accountant we are confident it will be done correctly. She will come with correct numbers next month.

Caretaker's Update: Glen Kastner reported that the aerator is in the lake. He is checking with the DNR to see how far out the hose should be. He noted that the hose is 1-1/2" in diameter and at some point, it will lose pressure. The lake is currently open.

Brice Grafstrom reported that no bass were received due to a miscommunication. To reconcile the error, we received 2 batches of crape, perch and blue gill that were deposited in 2 bays, one at each end. We received 1400 each species of 4-5" fry. We typically get 3-4" fry so Brice is happy with the results. Brice stated he also added an aerator on the north end. He has a permit and signs are going up.

Board Members Discussion: None

Declarations and Collections Committees: Shawnda Pringelmeier stated that the committee is working on the bylaws.

Activities Committee: Shannon Marklowitz was not available. The committee will reconvene in the spring.

Road Committee: Jeff Zabinski reported that 2 culverts have been fixed and he will find a contractor for the rest. The roads are currently frozen. The road committee will meet this winter to get more people added to the committee. Also, the "road closed" sign on Sherwood can come down.

Dan Paul stated that there are large frozen dirt balls along the roads that need to be busted up. He also asked about who will be plowing this winter. There isn't anyone assigned so whoever gets here first will take care of it until someone is hired. Jeff Zabinski will follow up. Finally, the snowblower needs to be started. Dan and Brice will work on it.

Collections Committee: Brice Grafstrom reported that approximately 160 past due letters are being sent on Monday. The majority of those are one year behind in dues. Brice will get a receipt from the post office to have a paper trail.

Old Business:

Trees – Jeff Zabinski reported that the trees for Birch Park are planted and done.

Exterior – Jeff Zabinski reported that the front plumbing is done.

Interior – Jeff Zabinski reported the entryway is done with the exception of the key fab which will be done in the spring,

Video Camera System – no update.

Layoffs – Jeff Zabinski recognized the caretakers still have plenty to do. Both Wayne Marklowitz and Glen Kastner agree to continue working.

New Business/Open Forum:

Tonya Zabinski asked when the next set of letters go out to those with an outstanding balance. Brice Grafsrrom stated that it will be approximately another 30 days. Oscar Ernst said that the 3rd letter will be sent sometime in February and will come from the attorney.

Annette Munson said a cleanup day proposal has been sent to the Board. it recommends that the Board assess the success of the cleanup day to determine if 1) the cleanup day is continued or not, or 2) a fee is charged per pickup bed load since the County has backed down on support.

Jane Wittmayer asked if the past due letters were sent to all properties with past due balances. Brice Grafstrom confirmed that everyone is treated the same regardless. The Board is following the process.

Oscar Ernst made a motion to adjourn at 9:59 Brice Grafstrom seconded; all in favor, meeting adjourned.

Note: The next meeting is January 11th, 9:30 a.m. at the clubhouse