

Wilderness Park Home Owners Association
Meeting Minutes
April 12, 2025

Meeting called to order by Jeff Zabinski at 9:31 a.m.

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

Motion by Oscar Ehrnst to approve the agenda. Brice Grafstrom seconded. All in favor. Approved.

Secretary's Report: Chris Mann provided minutes from the March, 2025 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; Rob LaFleur seconded; all in favor, motion carried.

Treasurer's Report: Jessica Tate gave information to the Board. Brice Grafstrom reported:

<u>Banking:</u>	<u>Dollars Collected:</u>
US Bank Checking: \$ 8,718.80	12/31/24 \$ 5,460.00
US Bank Savings: \$102,852.29	1/31/25 \$ 7,334.00
US Bank CD \$ 20,934.34	2/28/25 \$ 4,605.00
	3/31/25 <u>\$ 7,621.64</u>
	Total \$25,120.64

Brice Grafstrom motioned to approve the budget. Oscar Ernst seconded. All in favor, Approved.

Caretaker's Update:

Wayne Marklowitz said that on Tuesday the electrical inspector approved all work done. All permits from July are closed and approved by the state. There is still electrical work to be done for the camera system, so a permit will be pulled for that work. The ceiling and lights downstairs have been updated to cut down on the electric bill.

Brice Grafstrom asked if we need a new sand filter for the pool. Glen Kaster said a new one was put in 2 years ago and since it wasn't used last year, it technically has only been used for 1 year. The sand filter needs to be changed every 5 years. Also, we need to have everything ready for the pool before the inspector arrives in June. Glen will get everything ready when the weather cooperates as there are concerns about equipment ceasing.

Wayne explained that the men and women's showers had to be redone because of the old decking outside of the showers. Wayne put out a personal request to ask that if you find something that needs attention, please contact the Board. Others are calling the state and county, which causes the them to call, when the work has already been done with the state/county involved.

Glen says there is a situation with a utility room drain that doesn't go into the sewer system. It drains into rock and has been backing up. He is using a shop vac every couple of days because it gets about 1/2 inch of standing water. Jeff noted and it will be looked at after the meeting.

There was a suggestion to hire a plumber to use a transponder to chart the elevation of the outdoor pipes that froze earlier this year. This would be a better option rather than just digging the pipes up.

Tom Hansen asked about the concrete in front of the clubhouse. 25 feet are being removed with new felt underneath to fix the heaving of the front door.

Board Members Discussion: None

Declarations and Collections Committee: Kelly Danials said the committee has been working on the by-laws for the last 1-1/2 years. The group has been meeting every other Thursday! April 17th the documents will come to the Board for review and feedback with the final copy going to the attorney for review. The documents are available to anyone. Email the committee for a copy.

Activities Committee: Shannon Marklowitz stated that there are 5 vendors signed up for the vender event on the Saturday of Memorial Day weekend. Table rental is \$10. If interested email Shannon at smarklow@gmail.com to reserve your spot. Shannon is requesting help to coordinate activities.

A sign painting party is scheduled for May 17th. Sign up will be coming soon!

Shannon is looking for funds to be earmarked for vending machines. A decision was made to not get machines with a credit card function because that would add additional accounting. Shannon says the cost of a vending machine is approximately \$1,000 but are sold fast. A pop machine is approximately \$300. Annette Monson suggested \$2,000 be budgeted. Brice Grafstrom made the motion for a \$2,000 budget for vending machines, Kris Jackson seconded, all in favor, approved.

Road Committee:

Jeff Zabinski stated that the committee is working on ditch cleanup, fixing culverts and hauling in gravel. Overall, the roads are pretty decent. The ice still needs to come out. Briar has water over the road, so that will be looked at. There is also a cone on Sherwood to watch for.

Collections Committee: Brice Grafstrom stated there is still money coming in from the late notices sent. The next letter will have a lien. The Board is working with the attorney on wording to be sure it is done correct. They are hoping to get the letters out at the end of the month for the approximately \$100,000 of unpaid dues.

A new member was wondering how dues notices are received. They are sent every June. Chris Mann stated that those who have past due amounts are very aware as they continue to receive statements with very clear language about the process of late dues. Personal conversation will be had after the meeting.

Old Business: None.

New Business/Open Forum:

A proposal for dumpster day was presented by Annette Monson previously with options for the Board to consider. The Board has determined that the dumpster day will continue this year for members who are current on dues. A few ideas were presented such as using a voucher system. However, this would be cumbersome for the Board with 500 members. Another suggestion was to use the fob numbers as proof of up-to-date dues. The fob duty was just handed over to new Board members who need to be sure it is up-to-date. Rob LaFluer and Jessica Tate are working on it. Jeff Zabinski said he did ask the County if they are willing to contribute, which was met with a No. Dan Paul suggests that a dumpster be brought at 7 a.m. on that Saturday and then have a second dumpster delivered and pick up the full dumpster. This would alleviate the Friday night unsupervised dumping. Dan and Jeff Zabinski will work with Tiger Rolloff to see what can be set up. They also need to provide proof of insurance.

Tom Hanson motioned to send a letter out with annual dues with information about the dumpster day and change to a fall cleanup. General consensus it to continue dumpster day on the first Saturday in June. The timing has been put on the back burner until logistics are known. Jeff Zabinski will check on the logistics of Saturday and then a decision on the date can be made. If it will continue in the spring, the website will be updated with information. Should the date be moved to the fall, information would be included in the annual meeting packet. Note, Oscar Ernst says he will pull an all-nighter if a dumpster has to be brought in on Friday.

Rob has suggested hamburgers through the activities committee. Kris Jackson is volunteering their excavator, even though she will not be in the park that weekend.

Josh Ostrowski suggested the caretakers provide a report to the Board to be read since the caretakers are employees. Annette Monson stated that the caretakers are being contacted when they shouldn't be. Communication should be through the Board. A caretaker report will start next meeting.

Glen Kastner reported an incident where he bagged up all the winter cans and before he could get them into his pickup, they were stolen.

Oscar Ernst made a motion to adjourn at 10:42. Rob LaFleur seconded; all in favor, meeting adjourned.

Note: The next meeting is May, 2025, 9:30 a.m. at the clubhouse.