

Wilderness Park Home Owners Association
Meeting Minutes
April 11, 2026

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

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

Motion by Lisa Washington to approve the agenda, Brice Grafstrom seconded; All in favor. Motion carried.

Secretary's Report: Chris Mann provided minutes from the March 14, 2026, meeting to board members and attendees. A moment was provided to read through the minutes.

Oscar Ehrnst made a motion to approve the meeting minutes. Jessica Tate 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>Accounts Receivable (AR) Aging</u>
US Bank Checking:	\$ 5,829.03	\$125,248.25. (124 members)
US Bank Savings:	\$ 62,893.98	
US Bank CD	\$ 21,277.65	

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

Caretaker's Update:

Wayne Marklowitz stated that the new dividers are in the men's bathroom. There are a few details to finish.

Oscar Ehrnst made a motion to approve the caretakers report. Jessica Tate seconded. All in favor. Motion carried.

Board Members Discussion:

There was a contract for deed property that was billed to leasee. The contract for deed was cancelled so the bill went back to the owner of the property. The owner is upset over the total of \$40. Jessica Tate checked the law and the bill is due from the owner until the contract is finished. This person sent multiple emails to Jessica upset over the \$40. Apologies to Jessica.

Construction Committee

Nothing reported.

Activities Committee:

Kris Jackson will head up the flag raising on May 23rd. The flags need to be inspected. There is someone who will donate new if needed.

Kris Jackson will also arrange the July 4th parade.

May 23rd will have evening Karaoke and an activity to find "Harry the Sasquatch." Details coming in May.

May 24th there will be a vendor fair upstairs in the clubhouse 11:00-1:00. \$10 to reserve a table with proceeds going to the Activities Committee.

June 6th is cleanup day. Rob LaFluer will be grilling again! Burgers, chips and water for a \$5 donation.

An 18x36 foot solar blanket is being purchased for the pool for approximately \$250 from the Activities Committee funds. Note – the pool was measured and a larger 24x40 foot solar blanket is needed for a slightly larger amount. Brice Grafstrom made a motion to approve the activities committee report. Oscar Ehrnst seconded. All in favor. Motion carried.

Road Committee:

Thanks to Brad Harrington for plowing. A plan is in place to get ditches done. There might be an issue on the east end of Sherwood. Logs are working their way up from under the road. Spring will cause the roads to be a mess. We will endure!

Brice Grafstrom motioned to approve the Road Committee report, Rob LaFleur seconded. All in favor. Motion carried.

Documents / Declarations Committee

Annette Monson reported the poll was sent out. This information will help to finish writing the bylaws. The poll is intended to get the best information from the members. Jessica Tate added that this is a poll NOT a vote. Annette stated that this is NOT from the board. It is from the committee to gather information and gather thoughts of the members.

Brice Grafstrom motioned to approve the Documents/Declarations Committee report, Oscar Ernst seconded. All in favor. Motion carried.

Capital Improvements Committee

Annette Monson reports that there are a few items being looked at including a pergola for the park, working with the activities committee to gather additional funds, and starting on Microsoft Office numbers to move to a teams setting to get the Park into a more digital era for meetings online and keeping up with the times.

Oscar Ehrnst motioned to approve the Capital Improvements Committee report, Lisa Washington seconded. All in favor. Motion carried.

Old Business:

ATV training will be on May 16th. In order to participate, the online portion must be completed on the DNR site. Once the DNR portion is completed and passed, the participant will receive a voucher to bring to the hands-on training in the park. Students must be at least 10 years old and parents will be involved in portions of the training. There will be 3 instructors including 2 from the ATV Club and Jeff Zabinski. Sign up starts at 9:00 am and the class will begin at 10:00 am with a second class sign up at 12:30 pm with class at 1:00 pm. Classes are limited to 20 participants each and they are currently both half full. Jeff Zabinski is the contact.

Jeff gathered Tiger Rolloff bids for cleanup day on June 6th. We will need two 30-yard dumpsters that cost \$750 each. We will gather the price list for specialty items such as mattresses, tires, TVs, fridges, etc. Rules will be the same as last year; one truck load per owner and dues must be up-to-date.

Oscar Ehrnst made a motion to set aside \$2,000 for cleanup day. Brice Grafstrom seconded. All in favor. Motion carried.

New Business/Open Forum/Member's Opportunity:

The dock had a tree fall on it and we need a new one. A proposal was provided for a 36-foot floating dock that would be 5' wide for handicap accessibility for a cost of \$2,000. All specifications were included in the proposal. No permits are needed. This dock would not need to be pulled out each year.

Brice Grafstrom made a motion to approve \$2,500 to build a new floating dock. Oscar Ehrnst seconded. All in favor. Motion carried.

Chris Rosten brought up cleaning the back gate entrance. He would like to get a crew to stain the columns, clean up the vegetation and fix the sign. He estimates the cost to be \$400-\$600. This is a perfect item to bring to the Capital Improvement Committee to coordinate.

Bonnie Klein stated that she would like to see the front and back gates match. Also, there is a property with structural damage that should be cleaned up near the back gate. It looks dangerous and they currently owe \$2,000+ in past dues. Troy Baumann is wondering if someone is having a hard time cleaning, can we volunteer to help. Perhaps put it out on the Facebook page to pitch in. This will be brought to the Capital Improvement Committee.

Any ideas should be brought to the Capital Improvement Committee by emailing the Board.

Oscar Ehrnst made a motion to adjourn at 10:25. Rob LaFleur seconded; All in favor. Meeting adjourned.
Number of members in attendance (other than Board members) = approximately 35

Next Meeting is May 9, 2026, 9:30 a.m. at the clubhouse.