

WILDERNESS PARK HOMEOWNERS ASSOCIATION
Unapproved Meeting Minutes
August 18, 2018

PRESENT: Mitch Peterson, Mitch Pallansch, Paul Albrecht, Gina Libbesmeier, Kristi Kalkbrenner, Jeff Zabinski, Debbie Jordan, Dan Paul, Vania Agrey

ABSENT:

Meeting called to order at: 9:47 AM

Sargent of Arms was called and Jason Libbesmeier will hold this position for today's meeting.

PRESIDENT: Jeff Zabinski is acting president today as Brenda Henricks has resigned.

- Board Members introduced themselves to the members.

SECRETARY REPORT: Kristi read the meeting minutes from the August 2017 Annual Meeting. Todd Paulson made a motion with amendments, Al Majeski 2nd it, all in favor, nobody opposed.

TREASURERS REPORT:

- Gina took over Treasurer in March. Bank statements deposits for the last fiscal year totaled \$125,980.68, expenses were \$104,809.22. The expense report shows more, but there could possibly be checks out there that have not been cashed.
- Past due dues/ collections - Gina believes 4 out of the 15 delinquent accounts have started to make payments on their account. Members who are delinquent are responsible for the attorney fees due to them being past due.
- We have received two lots back in turn for the past dues, which the park will make money as the amount due is less than what we can sell these lots for. Again, the neighbors to these lots will have first chance to purchase these.
- Billing for the 2018-2019 year was \$125,694.36. What we billed out in 2017-2018 was \$116,255.75. The \$125,694.36 does not include the bad debt. There are also lots in the park that are under Southern Educators name. A total of \$16,971.17 are the dues on those lots.
- Activities account – \$3,738.87 is the amount left in the activities committee. The radio for the tornado siren will cost about \$2,000 to get going. The account should have a \$500 base amount in the checkbook at all times.
- Karen from Kelm and Reuter is helping Gina get titles from Southern Educators cleared up to be in the correct owners names.
- All expense files are out on the table for anyone to look at.

Brenda Henricks made a motion to approve the treasurer's report, Katie 2nd it, all in favor, no opposed.

YEAR IN REVIEW:

- Roads – There is not a lot of money in the budget this year to put gravel on a lot of roads. We have trying to clean and fix culverts and pulling ditches so the water has the proper drainage off on the roads. The power company has been in cutting brush where the new power is going in. After the October 6th meeting we will be picking a road to clean brush back. We will be renting a wood chipper for that day. If members are going to clean the roads up themselves, if they notify us we can possible bring the chipper down that road to chip them. We focused on Sioux Trail last year. If people are looking for woodchips it would be possible to blow them into a trailer. A member brought up that the King Richard road is a washboard from the gate. The county came out and did a count of vehicles for a week but that count hasn't been given to Dan as of yet. Gary Waters said he has gravel he would donate to the park, Dan stated it is not the material we are looking for and it would cost too much to prepare it for our roads. Pam Fischer advised to beware of new stop signs in the park; people are having a hard time stopping by the sign by East Gate. Jason Libbesmeier proposed to put out orange flags by all stop signs and 20 mph signs and asked members if they were okay with this and everyone approved.
- Clubhouse – Lori Oldenburg suggested to get extra money for the clubhouse we could put in pay showers or something to get money for updating the clubhouse and pool, etc. A suggestion was also brought up to register ATVs in the park, etc. the idea had been brought up but nobody is available to police this. Vicky Matson had suggested that we raise dues more than the 10%. A suggestion to change the bylaws for the due amount was also brought up; however this has been talked about before and there are a lot of expenses to do this. There was a suggestion of a special assessment for the clubhouse /roads. Vicky stated that we would have to look at the bylaws to see how we could do a special assessment. Alice Archer had suggested we pick something and do the special assessment for certain projects and then the next year do another special assessment and focus on another project. Al Majeski made a motion to put a special assessment for road improvements at \$100 per owner, Gene 2nd it, majority in favor, 11 opposed, Josh Ostrowski opposed because he would like to see a higher price on the special assessment. Gina will send the invoice as well as the 30 day notice of the special assessment to the members to save on postage; this will be due in 60 days. A late fee will be applied if not paid within the deadline. It was suggested that this special assessment needs to first replace culverts and dig out the ditches before we waste putting gravel on the roads that would just wash away if the proper drainage wasn't in place. Gina plans to send these out by September 1st.
- Doreen Mages suggested to have a "to-do" list to help cut costs for the park. This could be hung up in the clubhouse and have a sign-up sheet and have volunteers do things that need to be done.

ACTIVITIES: Paul Albrecht

- ATV class is next weekend. The clubhouse parking lot will be closed for a few hours for this. Ages 6 and up can sign up, DNR class must be done first. Rider must bring their own ATV that fits them and must have a DOT helmet.

- Labor Day weekend – Spaghetti dinner with silent auction on Saturday evening, 6 p.m. dinner. The funds will be used to set the tornado siren and get it working. Any members can bring donations to put on the silent auction.
- October 6th we will clean brush along road ditches after the meeting.

PROPOSALS:

- Pool Update: Tim is not present, Pam Fischer made a motion that the caretaker needs to be present at every meeting.
- Clubhouse: Lori Oldenburg's husband is a painter and suggested that the deck on the clubhouse should be repainted; a discount could be possible for this.
- Tool Request: Chainsaw should be updated. Tim did get tree trimmer and shovels, etc. this year.
- Work Update: Ski hill – general ideas on what to do with this. We pay taxes and insurance on this, this is a liability to the park. Thoughts on what we should do with this. Dan stated that there are concerns with ATVs being back there even though there are signs posted. Lori Oldenberg made a motion we use this for fill within the park; however this was reversed due to the discussion regarding the liability with ATVs being back in there despite the signs being up stating no trespassing. Gene Job suggested selling this. Eric Licht made a motion to sell this for fair market value, Char Fischer 2nd it, 40 in favor, 9 opposed. Linda Paulson made a motion to amend this, for the board to do research if we can sell this or possibility of being able to split this, etc., Katie Lewis 2nd it, 26 in favor, 10 opposed and this passed. This should be noted in the meeting notification for next year's annual meeting.

NEW BOARD MEMBER ELECTIONS:

Nominations for new board members: Expiring terms include: Mitch Pallansch, Debbie Jordan, Paul Albrecht.

Mitch Pallansch, Katie Lewis, Robyn Willhite, Paul Albrecht, and Karen Ludwig have volunteered to run. Katie Schwagel made a motion to nominate the candidates for the board members we are voting on today, Al Majeski 2nd, all in favor, no opposed.

Pam Fischer, Megan Pallansch and Mona Libbesmeier volunteered to count votes.

New members to the board for 2018 are as follows: Paul Albrecht with 172 votes, Mitch Pallansch with 155 votes, Karen Ludwig with 149 votes, runners up are Katie Lewis with 48 votes, Robyn Willhite with 37 votes.

Adjourned at 11:24 a.m. by Rose Putnam made a motion and Katie Schwagel 2nd it, all in favor.