

Wilderness Park Homeowners Association
Approved Monthly Meeting Minutes
April 6, 2019

Meeting called to order by President, Jeff Zabinski at 9:35 a.m.

Board Present: Paul Albrecht, Jeff Zabinski, Mitch Pallansch, Dan Paul, Karen Ludwig, Katie Lewis

Absent: Gina Libbesmeier, Kristi Kalkbrenner, and Mitch Peterson

Secretary Report: Kristi Kalkbrenner was absent at this meeting. Karen Ludwig read a summary of the minutes from March 2, 2019 meeting taken by Kristi Kalkbrenner. Dan Paul made a motion to approve, Katie Lewis seconded; all in favor.

Treasurer's Report: Gina Libbesmeier was absent at this meeting; however, provided account information read at the meeting by Karen Ludwig.

US Bank Checking: \$98,800.80

US Bank Savings: \$11,033.29

US Bank CD: \$20,158.70

Eagle Valley CD: \$11,849.31

Deposits for March totaled \$1,469.75

Bills for the month to approve include:

Nanik \$2,300.00

Karen Ludwig extended a thank you to Doreen Mages and Gina Libbesmeier for their time and donations provided to organize and spruce up the clubhouse this past month. Some of their time was used to organize the utility room, paint and do some redecorating. I wanted to point out the hallway between the fireplace and bathrooms. Gina and Doreen have organized this area to provide information to the members including sections for upcoming activities, identifying lots for sale, a place to display business cards, etc. Their efforts are greatly appreciated.

Katie Lewis made a motion to approve, Mitch Pallansch seconded; all in favor.

Caretaker's Report – Tim Bix: Tim came back on the payroll last Monday, April 1, 2019. He informed he has cleaned some in the clubhouse, dusted upstairs, and begun some work cleaning up the roads/ditches.

Jeff Zabinski asked if anyone was willing to work with Tim to open/close the pool for the upcoming summer season. The Board is looking for suggestions/options as we cannot afford to pay Tim to work 12 hour days 7 days a week. Dan Paul made a motion to discuss closing the pool 2 days per week. The pool is usually open Memorial Day through Labor Day. The Board would like members' opinions on this topic. Please relay your thoughts prior to the May meeting. The Board would like to make a decision at the May meeting.

Jeff Zabinski made a suggestion about trying to find a solution to the continual beaver problem; possibly contacting a trapper rather than having the park pay Tim to sit and watch for a beaver to shoot. Tim advised it is not feasible for him to continue to break down the dams they build to keep them from ruining the roads in the park as once he clears a culvert, etc. the dams are rebuilt within days. Tim informed he had contacted the DNR

in the past to attempt to remedy this situation. The beaver problem is a constant issue. Tim informed he heard of a solution with certain placement of PVC at/near the culverts. Dan Paul will look into that as a solution.

Jeff Zabinski would like a white board placed in the clubhouse for members to relay information/problems to Tim (i.e. tree is down, culvert is clogged, pool problem, etc.). Another member thought of a suggestion box. Tim would prefer something similar to a suggestion box just outside the clubhouse so members or others could inform him without having to get into the clubhouse.

A member asked about the chainsaw issue that was brought up last fall. Tim informed one of the chainsaws were missing and the Stihl chainsaw was taken apart as it seized up. Dan Paul there is another problem and it may be able to be fixed.

Tim was informed that the board members intend to clean up and organize the park shed on June 1st and that his personal items should be removed prior to that time. Mitch Pallansch suggested Tim take an active inventory of the park owned items in the shed. Jeff Z. also requested Tim put together a list of items needed prior to the upcoming summer season. Tim and Dan P. advised the park truck needs a new battery. Mitch said these lists should be put together and provided by Tim prior to the May meeting.

Jeff Z. informed the ramp to the deck is not safe. It will need to be repaired. He requested that Tim ensure it is roped off so it cannot be used until it is repaired.

Jeff Z. suggested Tim coming up with hours (5 days a week) he would like to work and informing the board at the May meeting so a schedule can be determined and followed.

Road Committee: The road committee met this morning prior to the meeting. They started looking at problem areas and are getting quotes for repairs at this time. Until the frost comes out of the roads, this task cannot be completed. Jeff Z. would like any member who knows of a particular problem area to come forth and inform a member of the road committee to ensure it is on the list of things to be repaired.

A member asked if the road past Tom Kirchner's on Meadow Brook will be fixed. It is slippery clay at this time. He isn't sure how this can be fixed as some part of the road was altered last year and the power line is near the roadway in this section too. This section of road continues to wash out. Dan Paul and other members of the road committee informed they would check it out. Dan informed Class 5 is made of clay and will be slimy this time of year.

Dan Paul received approval to buy a battery for the park truck and get mixed gas for park use. He will keep receipts for reimbursement. He also requested approval to buy white flags to mark the problem areas to be repaired so he doesn't have to drive around the park with each company coming in to provide a bid for road repairs. Jeff Z. informed he donated a bunch of posts. Tim informed those posts are nearly gone now as they were using them to mark culverts. All approved the purchase of flags.

Dan Paul wondered if we should have Nanik go fix the washouts on Poplar. Mitch Pallansch informed there were/are washouts that are going to continue to get worse or the washout the road all together if not repaired. These areas are marked by road signs. The first dip has no culvert. It is rusted through and on the list to be repaired.

Paul Albrecht set up a page on the park's website to provide the road repair/special assessment information to members. Please see for more information. Paul will do his best to update the page. Dan would like the page

to include the cost of road repairs so members have a better understanding of what it takes to fix the roads. Jeff is putting together a book regarding roads so future board members can have the roads on some sort of repair schedule to ensure we are on a continual schedule to maintain them, rather than letting them get to this point again. Tom Kirchner suggested the board put together a breakdown of road costs for the members to see (what it costs to grade, plow, fix a culvert, etc.).

Dan Paul would like members who clean out their driveway by pushing snow across the roadway to make sure they don't leave piles in the road after the plow has already gone through.

If any members know of a contractor who is able to assist in road repair and can provide a bid, please provide their contact information to a road committee member or inform a board member.

Activities: Paul Albrecht informed of upcoming summer events. As of now, these events are as follows:

May 26	Brunch 10 am - 1 pm
June 1	Park Clean up (Dumpster day)
	Roadside cleanup starts after meeting
June 22	ATV Class at 9 am (please note parking lot will be blocked off during this time)
	Lunch of Tacos-in-a-Bag from 11 am - 1 pm
July 6	Family Fun Night 7 pm - 10 pm
July 20	Park Day (time TBD)
August 17	Annual meeting
August 31	Family Fun Night 5 pm - 10 pm with Silent Auction from 5 pm - 7:30 pm

Paul posted all summer events on the park website.

Tom Kirchner asked who needs to take the ATV class. Paul and Jeff informed anyone born after 1986 is required by the State of Minnesota to take an ATV class prior to driving any ATV/UTV on State trails. More information can be obtained by going to the MN DNR website.

Paul informed he has the radio to install so the siren will be functional. He was waiting for some warmer weather and will get it installed in the near future.

Old Business:

Ditch clean up/dumpster day is scheduled for June 1st.

Jeff Z. met with a contractor last weekend regarding heating the restrooms in the clubhouse. The contractor is putting together a quote to put a new heater in each bathroom, or eliminating the sauna (that is run off electricity and very expensive) so that we could install a single furnace to heat both bathrooms. If anyone knows of another contractor that would be willing to provide a bid, please inform.

The board is also trying to put together a team/quotes to repair the deck prior to June 1st.

Josh Ostrowski suggested the board raising the dues 10% per year as the Declaration states so that more money comes in regularly to make repairs rather than continuing to issue special assessments.

Jeff Z. talked to Tim about the status of the pool. Wondering if we should have someone come in to assess for repairs prior to Memorial Day. Tim informed the pool is holding water and in his opinion did not need immediate repair.

New Business:

Mike Kirchner informed there was many problems with mail this past winter and requested looking into a lockbox for park members to get mail more regularly. Dan Paul informed the problem wasn't just in the park, the mail carrier was not delivering to township either. Dan informed in years past the members who reside in the park used to have mail delivered to their homes. The mail carrier demanded the mailboxes be moved to Eastgate. Dan said discussions have been had with the Motley Postmaster. The problem is the mail carrier, not the park roads.

Dan Paul informed the board will need to bill Hombrook and Meadowbrook for one plow each for the month of March.

Jeff Z. wanted to discuss what action the board will take if we have "squatters" like we had last year on Willow. The board has made a decision that any campers/vehicles left on any park-owned property or roadways for any extended period of time without the board's knowledge or approval will be immediately towed. A member informed there is a trailer and a couple vehicles at the turn-around area on Willow again.

Open Forum: Nothing further.

Dan Paul made a motion to adjourn at 10:47 a.m. Mitch Pallansch seconded; all in favor.