

WILDERNESS PARK HOMEOWNERS ASSOCIATION
UNApproved Annual Meeting Minutes
August 17, 2019

PRESENT: Paul Albrecht, Gina Libbesmeier, Kristi Kalkbrenner, Jeff Zabinski, Dan Paul, Katie Lewis, Robyn Willette, Karen Ludwig

ABSENT: Mitch Peterson

Meeting called to order at: 9:37 AM

Sargent of Arms was called and Steve Kustermann and Keith Lotthammer will hold this position for today's meeting.

PRESIDENT: Jeff Zabinski

- Board Members introduced themselves to the members.
- Members meeting and everything needs to be approved and nominations made by members.

SECRETARY REPORT: Kristi read the meeting minutes from the August, 2018 Annual Meeting. Vicki Matson made a motion with amendments. Rose Putnam seconded it. All in favor; none opposed.

TREASURERS REPORT: Gina

- A total of \$125,694.36 was billed out in 2018. In 2019, \$141,116.80 was collected. That does not include back dues or anyone who is behind.
- Deposits this year were \$121,322.90. We came in under budget. This year we billed \$135,551.68. We did not collect \$4,371.46.
- Activities year end had a balance of \$3,466.59.
- At year end road assessment amount paid was \$36,200.
- Activities committee had leftover hamburgers and hotdogs from park day that will be purchased by the park to serve after the meeting. The park will credit the activities account for this.
- Ferrell Gas last year was \$1.399; this year is \$1.349. If you have a residence in the park, you can call them and say you are from the association and they will send you an individual contract so everyone gets that price.

Al Majeski made a motion. Brenda Hendricks seconded. All in favor; no opposed.

- After today's meeting we will need people to count votes. It would be great if these individuals are not related to individuals running so everything is fair.
- Any motions made at open forum will be voted yes/no on the bottom portion of the paper. Motions will be yay or nay; if majority yay, it will move to a vote. Votes will be brought to Gina and Karen and counted. Motions are not per lot and just to be put forward it is counted per member.
- Volunteers to count ballots for the next board members after today's meeting were Al Majeski, Debbie Jordan, Brenda Hendricks, and Ginger Zabinski.

CARETAKER:

Furnace was put in the sauna room and looks great. Heaters were shot in both bathrooms; we voted on putting a new furnace in the sauna room and will pipe to both bathrooms. The heating element was out in the sauna. The pilot lights kept going out on the old heaters. We are trying to find an electrician to come in and wire the furnace. Members were asked if they know a contracted electrician; all electricians the board have called are too busy. A question was brought up if it can be piped to the main clubhouse, it is cement between bathrooms and remainder of basement. We did get a bid to be able to heat all by a furnace which was around \$18,000. The cost for this was \$4,250.

Pool will be closed after Labor Day weekend.

YEAR IN REVIEW:

Road - Special Assessment. 9 culverts have been placed. A proposal for ditch cleaning about a mile or two to reclaim dirt. We need to start graveling roads, it is extremely expensive. We have 35 miles of roads and we should be doing 5-7 miles a year to get caught up. We are on a standstill with culverts. We are waiting for Cass County to make sure things are being done properly.

A member stated he has not been able to get to his place in the spring and cannot get to his place with 4-wheel drive on Iriquois Loop.

A member brings concerns that dirt is being pushed off the road on Meadow Pass. The sides got higher than the road so the water runs down the road. They are trying to push the sides back on the road. When determine which ditches will be reclaimed, the road committee will look at this problem. Member informed the problem has currently been fixed by a friend with a grader so this is not a concern at the time.

ACTIVITIES:

On Labor Day weekend there is a family fun night on Saturday, August 31st. They will have a place to build your own burger, bingo and a silent auction. Starts at 5:00 pm with silent auction and bingo starting at 6:00 pm. Items for donation can be brought from 1:00-5:00 pm.

Road side cleanup will take place again after the meeting in October. The cul-de-sac on Black Bear and Trapper are a little overgrown; and on Briar there is a big tree down over the road. Gina will rent the chipper; the cutting can be the weekend before that way when the chipper is rented it will be faster to chip.

Siren is up and working. This is tested the first Wednesday of the month at 1:00 pm.

OPEN FORUM:

Tom Hansen would like to present something to the members regarding the due structure. Tom would like to propose that each member-owner pay \$400, instead of paying per lot. This would bring in \$188,000.00 in dues which would help with the road maintenance with 470 members. In 2019, we had 470 members we sent invoices out to for a total of \$141,807.20. If we do a 10% increase in 2020 with the current due structure, with 470 members, we would bill out \$155,987.74. This would create revenue of \$32,012.26. Gina stated when we did the special assessment a lot of people were not capable of paying it right away and this was sprung on them. This system would prevent this from happening for a few years. At a 10% increase yearly it would take us 3-4 years to get to this proposed amount. Tom made a motion to put this on a vote; he proposed \$400 across the board per property owner membership, per year, starting with invoices sent out in 2020. This will be one vote per member on this vote, Jesse Peterson seconded it. Motion had more yays than nays to open this up for a vote. Voting was done by line and members casted their votes to Gina and Karen. After votes were tallied, there were 25 members that said no and 51 members that said yes. This has been accepted. The 2020 billing will be \$400 per member-owner and will have one vote at members' meeting.

Oscar Ehrnst made a motion that a set amount should be \$200,000 and split between the 1035 lots owned by members in the park. This would be \$193.23 per lot in the park and this was later rescinded by Oscar.

Ski Hill – Karen pulled the surveys for each park addition and the ski hill. We had an attorney look at the Bylaws, both Declarations and surveys. The clubhouse is the only Outlot in the park labeled as a “Common Property.” The attorney advised the ski hill is considered “Additional Property” and the park has the ability to sell. A member would like to see this logged off and split into lots to be sold separately to generate more revenue. After further conversation, it was determined it would be an immense expense to do this for surveying, building a road, etc. and County approval would have to be obtained for the development/split. Jesse Peterson made a motion to sell the ski hill “as is” for a minimum of fair market value and to put the ski hill for sale as an auction, one lot, an auction date will be determined and advertised properly, will be sold as membership to WPHOA, Gail Kretmann seconded it. More yays - 53 yes, 14 no votes to sell.

NEW BOARD MEMBER ELECTIONS:

Nominations for new board members: Expiring terms include: Gina Libbesmeier, Katie Lewis and Kristi Kalkbrenner

- Katie Lewis would like to run again. Katie got on the board and helped with the activities committee.
- Gina Libbesmeier will run for board again.
- Kristi Kalkbrenner's position is expired and will not run again.
- Gail Kretman would like to run for the board and would like to see the roads and properties improve.
- Jeff nominated Tom Hansen to run for the board and he accepted.
- Al Majeski would like to run for the board, has been here 12 years and would like to help out.

Brenda Hendricks made a motion to nominate the candidates for the board members we are voting on today; Jeff John seconded. All in favor, no opposed.

Since Al Majeski is running for the board, Jesse Peterson volunteered to help count votes. Jesse Peterson, Debbie Jordan, Brenda Hendricks, and Ginger Zabinski counted ballots.

New members to the board for 2019 are as follows:

Tom Hansen: 288
Gina Libbesmeier: 265
Katie Lewis: 142
Al Majeski: 118
Gail Kretman: 104

Adjourned at 12:44 p.m. Karen Fiske made a motion and Jesse Peterson seconded. All in favor.