

Wilderness Park Homeowners Association
Approved Monthly Meeting Minutes
August 3, 2019

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

Board Present: Mitch Peterson, Gina Libbesmeier, Jeff Zabinski, Karen Ludwig, Kristi Kalkbrenner, Mitch Pallansch, Dan Paul, Katie Lewis

Absent:

Secretary Report: Meeting minutes from July 2019 taken by Kristi Kalkbrenner were passed out to members and a moment was taken to read through them. Dan Paul made a motion to approve the meeting minutes, Karen Ludwig seconded; all in favor.

Treasurer's Report: Gina Libbesmeier

Balances:

US Bank Checking: \$124,073.98

US Bank Savings: \$12,246.87

US Bank CD: \$20,166.24

Eagle Valley CD: \$11,864.00

Total July deposits \$61,802.48, Expenses \$12,182.42

Gina stated the Eagle Valley CD is matured and we should decide what to do with this. She has a call in to the bank to see what options we have.

Gina did transfer 1% of the dues collected for 2018-2019 which totaled \$1,213.23 into the savings account.

Set aside for special assessment is \$36,400.

Activities Committee has a total of \$2,645.23.

Park Day – Total expenses \$865.08 for food and toys, etc. A total of \$312 was deposited for a loss of \$553. It was figured that the loss was due to small attendance.

Mitch Peterson made a motion to approve the treasurer's report, Mitch Pallansch seconded; all in favor.

Caretaker's Report: Tim was not present at today's meeting due to pool chemicals being off and working on that– Gina gave his report

The pool will be closed until further notice today due to the pH levels being off. Tim needed to bring a water sample to Valley Pools.

The wiring on the truck has been fixed.

Clubhouse maintenance – the floor in the pool room has been done.

Jeff wondered about pricing out poly to put over the pool after it closes Labor Day weekend to keep the leaves out this fall.

Activities: Paul

Lots of hamburgers and hot dogs are left over from Park Day and those will be used for the members meeting in August. The members' meeting is a potluck. We have plenty of plates for this day already.

Because the Park Day attendance was down, it is thought that we should go back to having pork for the meal instead of hamburgers and hot dogs.

Road Committee: Jeff

Kristi had sent out letters for an invitation to bid the ditch cleanout, these were due back on August 5, 2019. We have received two bids for this which included Rardin Excavating and County Road Construction.

Rardin has three more culverts to put in.

Dan Paul stated that flags for locates were pulled where the one culvert was needing to be placed. Bobby spoke up and stated that he removed the flags as he felt it was unnecessary to put two culverts so close to each other and that instead the ditch should be dug out in that area to get the water flowing and that this should be brought to the road committee.

DNR will be coming out this Wednesday night to look at a culvert that was placed around the lake to control the water level. They are coming out as there are concerns it was placed in an incorrect spot. A member had purchased the culvert and hired someone to place the culvert themselves. This should've been addressed with the park/road committee as well as the DNR before being done. Any fines that are associated with this will go back to the owner that placed the culvert. Any work done within 1,000 feet of the lake needs to be approved by DNR. It should be noted that after the meeting the member advised the DNR was informed and the member received approval from the DNR to install the culvert without a permit. Member also noted the DNR inspected once installed and the culvert has been approved.

Mike Kirchner stated he had concerns about Dan Paul being paid and that he sees this as a conflict of interest. It was again stressed that Dan Paul is being reimbursed for equipment usage. Dan Paul did state that he has used his own equipment to remove beaver dams away from culverts to keep the road from washing out. He stated that he never billed the park and did this on his own. Member concern was because Dan drives road grader for Nanik. Dan stated that he is helping the company Nanik, who has the road contract.

Old Business:

Annual Meeting – August 17th. We currently have one person that would like to run for a board position, Gail Kretchman. Mike Kirchner stated that he would also like to run and Kristi had asked him to send her information to share with the members about why he would like to run.

Repair of the front gate – This was hit by someone hauling in a house. The insurance of the moving company is covering this. The insurance will cover replacement costs of putting in a new gate. We had discussed at a prior meeting that we maybe should higher this so doesn't have to be taken down when someone moves something back in the park. The difference between what insurance covers and the cost to make this higher would be the only cost to the park. We would like to obtain bids from two contractors.

Heaters for bathrooms – Jeff had a bid from Melrose Plumbing and Heating and Gina was able to obtain one from Sportsman Plumbing, Heating & Air Conditioning. We discussed at prior meetings that the heaters don't always stay lit in the winter with the wind, etc. and that something should be done to make sure we don't have broken pipes. The furnace will be placed in the sauna room as the sauna is no longer in working condition anyway. With the furnace in a central location we can pipe it into both bathrooms. We will need to hire an electrician to wire up the furnace and disconnect the sauna. We will also need to install vents on the bottoms of the doors. The lowest bid was for Sportsman Plumbing, Heating & Air Conditioning for \$4,250 and for \$500 he will dispose of the of old heaters and cap off old gas lines. This is for a 60,000 BTU furnace. Mitch Peterson made a motion to approve the Sportsman Plumbing, Heating & Air Conditioning bid for up to \$500 to remove and dispose old heaters and cap off lines and the purchase of a furnace for a total of \$4,750, Mitch Pallansch seconded; all in favor.

Eagle Valley CD – The CD is at term and should be rolled over to another CD. Gina is getting options for this and will bring this to the annual meeting to discuss with the members.

Key card system – Paul is looking into a new system but hasn't heard anything as of yet. He is looking into a system that could possibly have cameras with it and will bring the bids to the board when he receives them. The old system isn't working well. Gina constantly has to rekey the cards.

Electrician – We need to hire an electrician to disconnect the wires from the sauna and hook up the furnace. Shane H. stated that will get the number for Bengsten Electric and another member will get another contractors number. With the electrician coming in it may also be nice to have them take a look at our panels and possibly upgrade these. We constantly have problems with the outlets upstairs popping breakers which is a hindrance to those who rent the clubhouse or when we have activities there as well.

Ski Hill – This has been a topic at the annual meeting for a number of years. We did contact an attorney to see if the park would be able to sell this land. The attorney from Kelm & Reuter stated that the only common property is the lot of the clubhouse. The ski hill is not considered common property and this can be sold. This will be brought up at the annual meeting.

New Business:

Bobby did bring pictures of a snowplow that is for sale for \$3,000 if the park would be interested in purchasing this.

Tom Hanson brought up our current due structure and would like to propose a new structure at the annual meeting. We did gain some money on the recent change in due structure but not a substantial amount. With the condition of the roads and things that need to be fixed in the park he would like to propose a flat fee for everyone. There is currently 462 members in the park. If the flat rate was \$400 this would bring in \$184,800 compared to the \$132,018 that was billed out in 2017-2018. A total of \$175,904.13 were billed out in dues last year and we collected all of this except for \$4,000. Tom would also like to see a different voting process for this instead of a "yay" / "nay" vote. Gina had discussed that she had thought about the ballots having lines for "options" in case anything needs to be voted on and that way votes would be counted per lot as well instead of per member.

Meeting adjourned 11:16 a.m. Mitch Peterson made a motion, Dan Paul seconded; all in favor.