

**Wilderness Park Homeowners Association**  
**Approved Monthly Meeting Minutes**  
**August 1, 2020**

Meeting called to order by Jeff Zabinski at 9:31 a.m.

**Board Present:** Jeff Zabinski, Dan Paul, Gina Libbesmeier, Karen Ludwig, Robyn Willette, Tom Hansen, Katie Lewis, Mitch Peterson and Paul Albrecht

Absent: None

**Secretary Report:** Karen Ludwig

Minutes from the July, 2020 meeting were made available to board members and attendees at the meeting. A moment was provided to read through the minutes; no alterations were requested. Mitch P. made a motion to approve the meeting minutes, Katie L. seconded; all in favor.

**Treasurer's Report:** Gina Libbesmeier

**Balances:**

US Bank Checking: \$119,840.85

US Bank Savings: \$13,825.44

US Bank CD: \$20,196.56

First Resource Bank CD: \$11,886.34

- Expenditures for June totaled \$46 to record a lien release; \$52 to Tim for reimbursement of expenses; \$720 to County Road Construction for ditch trimming; \$285 to Lakes Area Lock; \$415.47 for boathouse, \$700 for paddleboat, and \$102 for bingo to Troy Baumann (all out of activity account); Doreen was also reimbursed for popcorn maker, etc. out of activity account; \$200 to Cindy McWilliams (accountant); \$16,598.40 for one mile of gravel; \$1,000 for grading for the month; and Tim's payroll. Gina will be picking up paint for block around clubhouse as Tim informed the paint is chipping.
- \$1,577.37 was transferred to savings as required at fiscal year-end.
- \$2,330.34 remains in Activity account.

Mitch P. made a motion to approve the treasurer's report, Tom H. seconded; all in favor.

**Caretaker's Report:** Tim Brix

The opening of the pool has gone ok. Tim is handling matters per the state guidelines. If he loses his license, we won't have a pool. Please take this into consideration and follow the requirements he has posted.

Tim informed members (and their guests) are not cleaning up after using water at the clubhouse and are cleaning wheelers, etc. near the clubhouse leaving piles of mud. Please be respectful. Tim cannot continue to clean up outside after people. Wheelers should be washed at the pad designated by the shed, not by the clubhouse.

Tom Kirchner asked for the minutes to reflect a thank you to Katie L., Mike K. and others who helped clean up when the clubhouse flooded from the downpour a couple weeks ago. Tim informed this has been an ongoing problem. If the gutter downspout gets turned into the rocks along the side of the clubhouse and there is any substantial rain, the clubhouse floods. Please be sure this downspout does not get moved. He is working on something to secure this to avoid future flooding.

## **Activities:**

Due to COVID we are trying to continue with bingo and ice cream socials outside (weather permitting). The activities committee has accomplished some great things with the funds raised from these events. Please continue to participate as you are able. These are great opportunities to meet neighbors and fellow members of the park. Once the clubhouse opens you will see that the upstairs has been painted. The activities committee has also raised enough money for the canoe/life jacket rack and the paddle boat.

## **Road Committee:**

The Road Committee met this morning. A couple of washouts have appeared that they are planning to repair. They are discussing how to do so properly rather than just providing temporarily repair. They discussed recovering corners of roads such as Meadow Lake, Eastgate, Sherwood Pass, etc. Jeff Z. asked for approval to spend \$500 for cones and supplies for marking roads. Katie L. made a motion to approve; Paul A. seconded; all approved.

Please note the roadwork has not been completed yet as Nanik had a medical issue and one of his trucks was in an accident and the driver was killed. Terrible unforeseen circumstances that delayed the roadwork.

## **Bylaws Committee:**

Tom H. informed the Bylaws Committee met this morning. They confirmed in order to be elected at the annual meeting, you need to appear in person at the annual meeting in order to accept the nomination and position.

The Bylaws can be interpreted in many ways. The committee is discussing and picking apart one piece at a time to ensure the guidelines set forth are properly met. Vicki M. informed the goal is for the amended bylaws to be ready by the next annual meeting to present to the members (August, 2021) and be voted on. Please note the Bylaws Committee will be working with legal counsel when it comes to that point.

Vicki informed members cannot vote on anything at the annual members meeting with the exception of the nominations and appointment of new board members unless there is a quorum. It was discovered by the committee that the bylaws do not allow for voting. This is noted in an attempt to follow the bylaws and until such time as they may be amended.

As the bylaws read, members will make one vote per each lot they own.

## **Old Business:**

Board Member Nominees for the next term include:

- *Jeff Zabinski (will decide at the meeting)*
- *Roger Cummings*
- *Jeff Finch (Jeff provided a little information about himself on the WP Members Facebook page.)*
- *Cory Wojtanowicz*
- *Mike Jacobson*

Manner in Which to Present Concerns/Problems: At the last meeting the board members indicated if you, as a Member, have a problem you would like addressed, it should be brought to a meeting with a solution. In an effort to minimize the unresolved issues/concerns brought at a meeting, the board will be implementing a new requirement for members bringing problems/concerns to attention. For all future meetings, members with concerns should email the park with their issue and a proposed solution to ensure the board members have an opportunity to review/research prior to the meeting and so that any issue(s) can be resolved in an expedited fashion. This is, of course, with the exception of emergency situations.

**New Business:**

2020/2021 Budget: Gina provided last year's budget and a proposed budget for this year. \$139,693.65 was billed out for this billing cycle. Discussions were had about repairs to the clubhouse, pool repairs, seal-coating of the tennis court, continual repairs to roads, etc. Looking forward we need to decide what funds available to complete some of these repairs in the next fiscal year.

Members discussed year-round employment for Tim, paying him salary where you'd work more hours during the summer and less in the winter. We need to discuss with Tim prior to making any decisions. This discussion was tabled for now.

Robyn W. informed she received a complaint about Tom H. going to someone's property to discuss board issues. Robyn made a motion to remove Tom for this reason. A member disagreed informing you cannot stop someone from going to visit another person and that individual could certainly have just asked Tom to leave if he/she didn't want to speak with him. Tom informed he hasn't been seeking people out and didn't believe he overstepped any boundaries. Gina indicated she understood that sometimes people's concerns should be shared at a meeting; however, this was not reason enough to have Tom removed. Tom has been putting forth more effort than many would be willing to in his efforts to better the park, work with the bylaws committee, and assist generally as a board member. Gina opposed Robyn's motion admitting she "buted heads" with Tom also, but after a discussion with him saw that he is working to better the park. She asked to allow Tom to stay on the board to see through the efforts he had made. All comments/concerns were noted. The motion made at the meeting to remove Tom Hansen from the board was not closed. The board met and it was decided by unanimous vote for Tom Hansen to remain member of the board.

Tod Paulson submitted a proposal for an additional dues structure option. He brought this to the attention of the members in attendance at the meeting in addition to sending the attached proposal email to the WPHOA email. For more information about Tod's proposal, see attached.

Please note the annual meeting is August 15, 2020 at 9:30 a.m. and a special meeting to discuss the dues structure will be held on August 15, 2020 at 11:00 a.m. A quorum of 25% members (or the proxy) is needed to vote at a special meeting. Please attend. The annual meeting will be held outside (weather permitting). Please bring a chair. Also, no food will be served as usual due to COVID restrictions. If would happen to rain, the meeting will proceed indoors so please bring a mask and be prepared for such a situation.

Dan P. made a motion to adjourn the meeting at 10:54 a.m., Paul A. seconded; all in favor.

## Attachment – Tod Paulson’s Proposal

**Name:**

Tod Paulson

**Email:**

[rcofcm@gmail.com](mailto:rcofcm@gmail.com)

**Message:**

This is a respectfully submitted compromise to proposed fee structures #1 and #2.

Compromise Dues Structure Proposal: \$300.00 for the first lot and \$70 per additional lot.

452 Paying Members

452 x \$300 for the first lot = \$135,600.00

Total owned 1,300 - 452 = 578 lot remaining x \$70.00 = \$40,460.

\$135,600 + \$40,460 = \$176,060 total dues revenue 2021

Scenarios

2 lots owned: Proposal #1 - \$420

Proposal #2 - \$292

Compromise - \$370

3 lots owned: Proposal #1 - \$440

Proposal #2 - \$366

Compromise - \$440

5 lots owned: Proposal #1 - \$480

Proposal #2 - \$508

Compromise - \$580

Sincerely,

Tod Paulson

PS: A sincere thank you to all board members for the time spent and good work you do.