

**Wilderness Park Homeowners Association
Approved Monthly Meeting Minutes
February 2, 2019**

Meeting called to order by President, Jeff Zabinski at 9:38 a.m.

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

Absent: Kristi Kalkbrenner, Mitch Pallansch

Secretary's Report - Kristi Kalkbrenner:

Kristi was absent; therefore, Karen Ludwig read a summary of the minutes from the January 5, 2019 meeting. Mitch Peterson made a motion to approve; Katie Lewis seconded it; all approved.

Treasurer's Report - Gina Libbesmeier:

US Bank Checking: \$106,698.41 - Deposits for January \$5,519.58
US Bank Savings: \$11,033.12
US Bank CD: \$20,125.32
Eagle Valley CD: \$11,849.31

339 people paid Special Assessment for roads bringing the total received to \$33,900.00 as of February 10, 2018.

* Bills to approve included:

Nanik - \$2,400.00
Accountant - Cindy McWilliams - \$380.00
Licensing Fee for Pool Permit - \$520.00

Gina has been trying to get ahold of the Caretaker, Tim to get the key to check the aerator and find out if he scheduled himself for pool license renewal. She has been unsuccessful in reaching him.

Protos provided an additional bid for plowing. Jeff Zabinski informed we are in a contract with Nanik for two years. However, we would be interested in new bids at that time. Dan Paul and Jeff Zabinski informed it would be nice to find someone that could help year round (plowing in winter and grading spring, summer and fall).

Dan Paul made a motion; Mitch Peterson seconded it; all in favor.

Caretaker's Report – Tim Brix: Tim is laid off.

There was a problem with heater in men's bathroom. To temporarily resolve, the doors have been left open, heaters turned up, and fans have been set up to blow heat into the bathrooms.

Dan Paul tried to get ahold of Tim regarding the chainsaw. He was unsuccessful. Gina Libbesmeier said Tim must have come in to check on some things because he left a note on the desk informing softener salt was out. Gina filled it. Gina suggested leaving a note for Tim with regard to the keys and maybe he'd respond that way. Gina L. will be working on the key issue. Brenda informed she had made a list of everyone who has a key.

Gina L. suggested getting a small toolbox as there are various tools laying around and it would be good to organize and have them in one location. Jeff Zabinski will bring a tool bag and Adam Proto will look into an extra toolbox for the park truck. He believes he may have one the length of the truck bed that he would be willing to donate.

Dan Paul informed he will be on a short vacation. Jeff Zabinski requested someone coming to check on the heater and clubhouse in his absence. Brenda Hendricks informed she'd come check on things while Dan is gone.

Road Committee: The road committee met this morning and are putting together some ideas for spring/summer improvements. Everything went well. Their plan it to assess roads more thoroughly when things start to thaw. They plan to make a list of the biggest problem areas and suggest repairs from there.

Dan Paul mentioned if anyone goes down Poplar to be careful. There is ice going across the road; possibly from a new spring running into the road.

Adam Proto informed he would be willing to pay extra dues if his stretch of Arrow could be salted/sanded more frequently. Jeff Zabinski informed it would be helpful if Adam reached out to the road committee if he noticed problems as not all members of the road committee reside in the park and they may be unaware that a problem exists. Shane H. informed he just sprinkled a bag of sand near his place. Adam thought maybe he'd just sand/salt his area himself. A member informed there are specific rules/regulations about properly storing and dumping sand on roads - the sand placed on roads must be stored on cement and covered properly, etc. His suggestions are noted.

Jeff Zabinski made a request to all members that he'd appreciate if someone who lives in the park could reach out to him to contact Nanik if we there are more than 4" of snow (requiring plowing) or problems with the roads during Dan Paul's vacation.

Activities Committee – Paul Albrecht: Paul Albrecht would like to have a meeting prior to next month's meeting to plan summer activities. Teresa Mages and Katie Lewis offered to assist and be on the Activities Committee. Brenda Hendricks informed she would help on an as-needed basis.

Old Business:

Karen Ludwig spoke about cleaning up the title for the front gate property that was brought up at the last meeting. She discovered that Irvin Fekete passed away and his wife sold to the HOA. She also discovered that with the assistance of an attorney, Irvin Fekete's Death Certificate could be obtained from the State of Louisiana and a sworn statement can be provided to Cass

County by an attorney to clear Mr. Fekete's name from the title. Gina Libbesmeier asked an approximate cost to remedy this title problem. Karen Ludwig informed it would cost approximately \$200.00 along with the \$7.50 sent to Louisiana Vital Statistics for a copy of the Death Certificate. Mitch Peterson made a motion to spend \$200 to clear the title; Paul Albrecht seconded it; all approved.

Cody Waldack reached out to Gina Libbesmeier to give his lot back to the HOA in lieu of payment on his past dues. Karen Ludwig communicated with Cody Waldack through his cousin, Travis Peterson and received the signed deed and other documents necessary to remove Cody's mother's name from the property (as she passed away) and transfer title to the HOA. We are just waiting for approval from the Cass County Recorder. Gina Libbesmeier informed Dan Paul may have a buyer for this lot once the deed is processed through County.

Dan Paul informed Ray Schrupp needs to be billed \$50.00 to salt and sand a portion of the road (one time). Dan also informed the section of the road that we plow for Meadowbrook and Holmbrook Townships was plowed three times total. Each township should be billed \$50.00 for each of these times. Gina Libbesmeier will put together an invoice.

New Business/Open Forum:

The Board would like to seek options to heat the clubhouse differently. Dan contacted someone to give a quote for a furnace for the clubhouse. The quote he got was \$17,000. Karen Ludwig informed Rod Pierce was the HVAC Tech in the area that installed the furnace of their cabin. He informed that he would be willing to provide a quote also. His number is (218) 838-4708. A member suggested previously that it may be wise to see if a furnace could be installed where the sauna is. The individual Dan Paul met with informed that would not work. A furnace would need to be more centrally located.

Dan Paul and Jeff Zabinski informed the Road Committee would like a laminated map of the park (or two) to mark what roads need to be repaired while the Road Committee is driving around to assess this spring. Gina Libbesmeier will look into the cost for a couple laminated maps.

Tom Kirchner informed the installation of a motion light would be nice in the new addition / entry way at the entrance of the bathrooms as it is dark now that it is closed in and he doesn't want anyone slipping and getting hurt.

Gina Libbesmeier suggested we plan a date to get the Board or any volunteers together to clean up the shed and organize the utility room in the clubhouse. Jeff Zabinski informed Tim Brix will need to be present as it appears many of his personal items are being stored in the shed. Katie Lewis suggested giving Tim prior notice to get his personal belongings out prior to the cleanup. Mitch Peterson suggested cleaning up the weekend or two prior to "park cleanup" weekend so any items to be purged can be added to the dumpster.

Gina is cleaning up the clubhouse. She informed the foosball table is shot. She asked for approval to throw it out. Gary Ludwig assessed and fixed after the meeting.

Mitch Peterson asked if it's a good idea to get a special assessment for the clubhouse. We are adding up a lot of expenses for clubhouse repairs with furnace issues, deck, etc. Tom Kirchner and Brenda Hendricks informed they did some calling to get quotes in the past regarding pool

repair. They informed all quotes were \$25-30,000. Jeff Zabinski suggested someone just looking at the clubhouse to assess its defects. Jeff Z. informed we need to begin to fix things the right way. Katie Lewis stated she would like to hire professionals for repairs so that the park would have a warranty for the work done. Mitch Peterson informed he believed the clubhouse should be rewired. Paul Albrecht informed breakers are not labeled correctly and a new label panel is needed. Paul A. informed there were wires everywhere when he opened up the panel to work on the siren. He also informed there is room to add circuits upstairs. Gina informed that would be nice as they kept popping the breaker during the pancake breakfast last year. A member expressed concern on the cost to get the clubhouse electrically up to code as it is not in its current state. Mitch Peterson made a motion to consider putting together a proposal for a possible assessment for the clubhouse - repair of furnace, floor, deck, pool, and wiring as a basis to start; Paul Albrecht seconded the motion; all in favor.

Mike Kirchner suggested requiring people to pay for their guests. The Board and members discussed this at length. Jeff Z. informed the members here year round, use things year round, the summer members are paying the same dues to only be here four months of the year. Members who are permanent residents expressed their disagreement informing they shouldn't have to pay for guests to visit their homes. Other concerns: Who would monitor? Who would enforce? What about public transportation - mail trucks, delivery trucks, Ferrell gas, septic pump trucks, etc.?

Michael Proto informed one of their vehicles was parked on the roadway for a couple of days due to a broken leaf spring. Someone put a handwritten note on the truck that contained profanities to say the least. This is absolutely inappropriate. He posted something on Facebook trying to find out who put the note on the truck. Just a reminder . . . we are all here to live in a peaceful community and enjoy ourselves. Members should work together and strive to keep this park community a safe and civil place for all.

Paul informed the pads in the AED expire in 30 days.

Meeting adjourned: Motion to adjourn by Mitch Peterson at 10:59 a.m., Dan Paul seconded it.