

Wilderness Park Homeowners Association
UNapproved Monthly Meeting Minutes
February 1, 2020

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

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

Absent: Robyn Willette, Tom Hansen, Katie Lewis

Secretary Report: Karen Ludwig

Meeting minutes from the January, 2020 meeting were made available to members. Karen noticed after posting unapproved minutes that Paul's last name was spelled incorrectly and the year was inadvertently listed as 2019. Those two alterations were made. A moment was provided for members to read through the minutes; no other alterations were requested. Mitch P. made a motion to approve the meeting minutes, Gina L. seconded; all in favor.

Treasurer's Report: Gina Libbesmeier

Balances:

US Bank Checking: \$105,575.33

US Bank Savings: \$12,247.38

US Bank CD: \$20,181.50

First Resource CD: \$11,878.96

Activities: \$3,160.82

- Deposits for month totaled \$2,625.70.
- As of January, 388 people paid 2018 special assessment for a total of \$38,800 paid. \$5,520.05 is remaining in special assessment account for roads.
- Some of the properties with liens were listed as torrens property so the county required additional fees. Additional fees were also needed for filing fees for three additional liens and one satisfaction. Two checks were issued to the County; one for \$138 and one for \$204. Mitch P. made a motion to approve fees; Karen L. seconded.

Gina was unable to provide reconciliation reports as the meeting occurred on the 1st of the month.

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

Caretaker's Report: Tim Brix

- Tim is laid off for the winter months and was not in attendance at the meeting.
- Dan P. brought the pole saw, chain saw, and weed whip in for service. Dan informed that he will be using the chainsaw to cut back a few branches that have been in the way for the snow plow.
- The board members talked again about help for Tim this spring. Should we run an ad in a newspaper? Brenda Hendricks informed she doesn't want the job, but she would be willing to come shock the pool on occasion if Tim would request her help. Gina L., when available, would cover the pool to give Tim sporadic days off over the summer as she did last summer. This will be again discussed with Tim so the board has an understanding of when he would like to have days off. Last year, Tim had expressed having two days during the week off as there is too much going on during summer weekends to be off on those days. There is a new recently retired member to the park living on Robbinhood. A board member will contact him first to see if he would be interested in a part-time position. If not, an ad will be posted on Facebook prior to running an ad in the newspaper.

Activities: Doreen had nothing new to report.

Jeff and Paul discussed another ATV course this summer. They will get together to figure out a date or two. Doreen said Troy is new on the committee and willing to help.

Brenda Hendricks informed she is part of the new Staples ATV group. She informed they would be coming to a meeting to promote the club and see if our group is interested in doing more courses as, per DNR regulations, the courses have to be open to the public. Jeff and Paul both agreed that summers are short enough and they weren't sure they'd want to provide more courses. Brenda will see if any of those individuals would like to assist and become an instructor. If so, we discussed making our location and materials available for more courses to take place in the park.

Road Committee:

Need to get bids for grading as our two-year contract will be up. Rardin hasn't gotten back to Jeff after the last job they did.

Dan informed there is still a problem on Robbinhood by Nottingham. The culvert at the bottom of this road needs assistance. We asked Rardin to look at it to repair and they didn't want anything to do with it. This is a culvert surrounded by swamp so we'll need to get County approval to repair after thaw. Further discussion was had on other problem culverts. The road committee will look into remedying those issues.

Jeff informed we will need 1500 yards of gravel to cover about one mile of road; hauled, packed and placed this would cost about \$17,100.00 per mile. The road committee has planned to repair roads from gate to gate as the park can afford, then work on other roads in years to come.

Old Business:

Key card system - Karen L. provided an updated invoice and information from Heartland at the January meeting. Discussions were had and the installation of the new system was approved. Each member will be provided one card. If additional cards are desired, the requesting member will be charged \$20.00 (maximum two cards per property owner/member). Gina L. motioned to upgrade the keycard system; Paul A. seconded; all approved.

Gate: Dan called the power company twice. No one has returned his call. We need to figure out how close the entry posts can be to the power lines prior to beginning construction of the new entry gate in the spring. Mitch P. called and left a message regarding railroad poles; however, these would be black. The guy is out of the state for winter. Jeff had a contact that has old power line poles, but he thought they'd be an eyesore. Members are still discussing options for replacement or something new. We invite members to come with ideas to share. Next month we are voting on replacement or construction of a new entrance marking of some sort.

New Business:

Dan P. found an electrician that is in the area that is willing to upgrade some electrical work for clubhouse. Paul informed he installed the electric box and there may not be room in the electrical box for another switch/breaker. They discussed using space from the old sauna for a new breaker for upstairs since that is no longer used. Dan P. and Jeff Z. noticed there are raw wires coming out in the furnace room. Paul will check on them to make sure they are disconnected. Jeff asked if a sub-panel could be placed upstairs to power everything upstairs, then we could easily shut off just the upstairs off for winter. Paul informed he believed there is a 200-amp off-peak panel upstairs that is not likely used because the upstairs doesn't get heated in the winter. Paul said he will look at it and give some suggestions as most of the power coming into the clubhouse is on some sort of off-peak system. If we are running a bunch of crockpots, etc. upstairs, we cannot have them shut off because of a high demand in electricity. In the next couple of months, board members will get together with Paul to test outlets and determine what breaker is for what outlets prior to having an electrician be hired to come in.

Paul is looking into more sensor lighting. Six to eight more sensor switches are needed for lighting in the clubhouse. Paul will get these occupancy sensors. Doreen offered for the activities committee to pay for them.

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