

**Wilderness Park Homeowners Association**  
**Approved Monthly Meeting Minutes**  
**January 4, 2020**

Meeting called to order by Dan Paul at 9:35 a.m.

**Board Present:** Dan Paul, Gina Libbesmeier, Karen Ludwig, Katie Lewis, Robyn Willette, Paul Albrecht

Absent: Jeff Zabinski, Mitch Peterson, Tom Hansen

**Secretary Report:** Karen Ludwig

Meeting minutes from December, 2019 meeting were made available to members. A moment was provided for members to read through them. No alterations were requested. Katie Lewis made a motion to approve the meeting minutes, Robyn Willette seconded; all in favor.

**Treasurer's Report:** Gina Libbesmeier

**Balances:**

US Bank Checking: \$109,344.62

US Bank Savings: \$12,247.37

US Bank CD: \$20,173.87

First Resource CD: \$11,871.48

Activities: \$3,160.82

- Received and deposited a couple hundred more of the special assessment funds.
- Jeff Zabinski requested in a previous meeting to note the money left in checkbook from prior years. This amount totals \$34,787.33 that was not budgeted for use in this year's budget.
- Liens Notices are being renewed, potentially 29, Gina is waiting to hear from a couple of people. If 29 liens are filed, this will cost \$1,334.00 for filing fees (\$46 each which will be assessed to the lot owner). Liens are being placed if you are more than two years past due. If you are just past due one year and making payments, a lien won't be placed on your property. If you are more than two years behind and making payments, a lien still will be placed.
- Gina provided reconciliation reports for the month of December showing exact debits/credits made for the month.

Katie Lewis made a motion to approve the treasurer's report, Paul Albrecht seconded; all in favor.

**Caretaker's Report:** Tim Brix

- Tim is laid off for the winter months and not in attendance at the meeting.
- Dan took saws, chainsaw, pole saw, trimmer, weed-whip, etc. into Staples along with parts lying around to repair, tune up, etc. for this Spring/Summer. He noted the lawnmower should be brought in this Spring.
- Gina has started to put together an inventory of the contents of the shed with serial numbers for these items, but members and board discussed doing a thorough job of this in the Spring.
- Larry Anderson installed the three new windows in clubhouse with new trim that was approved at the last meeting. Thank you! Larry the windows look nice.
- Gina bought new shower curtains and will clean up clubhouse a little after the meeting. Thank you, Gina for cleaning again this Winter while Tim is gone.
- Dan informed he disconnected battery in truck and lawnmower for the Winter months to save the batteries.
- Dan also informed he is working on the trailer for the recycling of cans that was discussed at the last meeting. He has it gutted and cleaned out and is looking for help this Winter finalizing if anyone is interested.

**Activities:** Doreen said she's working on a schedule and will have a list to attach to the Spring Newsletter. Gina let Doreen know when the clubhouse was rented out. Gina also informed she will email board members when the clubhouse is rented so all are aware.

**Road Committee:** Lots of snow! Dan talked to Bobby about having the corners pushed back next time we need to plow. They also discussed knocking down the piles on the sides of the road for more clearance. Bobby and Dan talked and have a plan.

Thank you to Shane and Bobby for plowing out the clubhouse parking lot!

Dan thinks the plan of raising the new gate may not be approved because of the install of the new power lines and the distance between the two if constructed as previously discussed. We may need to consider decorated pillars on the sides instead. Dan will reach out to the power company to see what distance needs to be left between the lines and the sign.

JB Nanik would like a letter of acceptance of the bid provided for the gravel this Spring at \$11.40/yard. He wants confirmation so that if it is approved for the gravel to be brought in, they are prepared.

**Committee (Re: Amendment to Bylaws/Declarations):** No members of this committee were present.

**Old Business:**

Key card system - Karen Ludwig provided updated invoice and information from Heartland. They are carrying a new system. This system would cost a little more for equipment but less for software so it would end up saving \$1,000. This updated system would allow board members access to unlock doors from an app on a cell phone or put the system into full lockout mode. The salesman thought this would be a better fit for us. We will plan to vote on this next meeting when more members are present.

**New Business:** We again are looking for help caretaking for the Summer so Tim doesn't have to be here 7 days a week. We may run an ad for someone who has a pool license and would be interested in working two - three days a week. If interested, please contact a board member.

Katie Lewis made a motion to adjourn the meeting at 10:17 a.m., Gina Libbesmeier, seconded; all in favor.