

**Wilderness Park Homeowners Association**  
**Approved Monthly Meeting Minutes**  
**July 6, 2019**

Meeting called to order by President, Jeff Zabinski at 9:31 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 June 1, 2019 taken by Kristi Kalkbrenner were passed out to members and a moment was taken to read through them. Mitch Pallansch made a motion to approve the meeting minutes, Katie 2<sup>nd</sup> this; all in favor.

**Treasurer's Report:** Gina Libbesmeier

**Balances:**

US Bank Checking: \$74,453.92

US Bank Savings: \$11,033.55

US Bank CD: \$20,166.24

Eagle Valley CD: \$11,856.61

Total June deposits equaled \$2,111.36.

Gina stated the Eagle Valley CD is matured and we should decide what to do with this.

A total of 1% of the dues collected in the 2018-2019 fiscal year need to be put into savings and this will be done.

Bills – Lawnmower parts were purchased which included \$52.00 for blades and belts. Dan Paul was reimbursed for truck parts he purchased. Tim's paycheck was brought to the board to sign. Other usual bills included Waste Management and Ferrell Gas. Cass County paid for one dumpster, total charge for the dumpsters were \$1,602.35.

The board met this morning before today's meeting and prepared the budget for the 2019-2020 fiscal year and this will be reviewed with the members at the members meeting on August 17.

Mitch Peterson made a motion to approve the treasurer's report, Mitch Pallansch 2<sup>nd</sup>, all in favor.

**Caretaker's Report:** Tim was not present at today's meeting – Gina gave his report

Tim has been opening the pool and Gina has been helping close the pool. Because of personal reasons the other individual who was going to help Tim couldn't help him.

Truck is fixed, game room floor needs to be finished and Gina stated this is really a two person job. Lawn mower has new blades and belt.

Pool supplies- An individual had asked if we ordered the chemical that is supposed to help reverse the suntan lotions and oil in the pool and this will be looked into.

The bathroom floors have had quite a bit of dirt and mud on them after a busy day. If you are full of dirt it is recommended that you use the shower on the pool shed before entering the bathrooms.

**Road Committee:** Jeff

Roads have been graded once. A member stated that there are a few spots on Marian that are in need of repair.

The bids came back for the culverts for the special assessment (7 culvert repairs). Only two bids were received back, lots of companies are extremely busy already. North Fork submitted a bid for \$19,180.00 and Rardin bid was \$10,045.39. Several other culverts need repair and ditches need to be cleaned out and the special assessment will pay for this. Gina made a motion to use Rardin's bid and homeowners expense to fix their own culvert if the homeowners driveway culvert is too high and needs to be corrected for the proper elevation. If more culverts are found that need to be fixed these will be listed and bids through an e-mail to the board for approval. Mitch Peterson 2<sup>nd</sup> it, all in favor. Jeff has drafted a letter for the ditch cleanout bids and Kristi will prepare the letter and send them out with a deadline of August 5<sup>th</sup>.

Dan Paul stated he had heard in order to put in a driveway, the county now requires a permit for this.

Gina has the contact information for someone who will make and put up road signs. If any road signs are missing please let Gina know.

Both townships have been billed \$750 for snow removal, one bill came back and Gina will research the correct address and resend.

**Activities:** Paul

The ATV class was done on June 22<sup>nd</sup> at the clubhouse and brought in \$90 in donations. With the taco-in-a-bag sale as well the total deposit was \$336.00.

The total amount of scrap-metal that was collected from the dumpsters was brought in by Bobby Bochow and collected \$551.20 and helped pay for the dumpsters. The money from the burger stand was given to Bobby for gas to bring in all of the scrap-metal and also to Dan Paul for the use of his backhoe to smash down the garbage in the dumpster.

Total amount in the activities fund is \$3,466.59.

Next event is Family Fun Night which is planned for tonight.

The Park Day is July 20<sup>th</sup> and will include a parade at 10:30 a.m., 5k starting at 9 a.m. (registration before), kayak race at 11:30 a.m., kids games and bean bag tournament at 1:00 p.m. Lunch (burgers and brats) will be served at noon.

Saturday, August 17<sup>th</sup> is the Annual Members Meeting check-in at 8:30 a.m. and meeting will start promptly at 9:30 a.m.

**Old Business:**

Gina has mailed out the proxy packet and notification of the meeting to the members. Nobody has contacted Kristi that they want to run for the three open positions. Gina also stated she hasn't decided if she will run again, if she does decide to run again the proxies state if they are turned back to the park the proxies go to the treasurer. She wants to be clear that if she does run again she will not be voting with the proxies and will instead hand them over to someone else on the board.

**New Business:**

Repair of the front gate – insurance is involved for the repair of this. Question was raised about what kind of gate should replace the old one. If any changes or anything extra want to be done, insurance will only cover what was originally there anything extra would need to be paid by the park. It was suggested it may be a good idea to raise the height so this doesn't happen in the future.

There is a tree that is hung up on another one, when it falls it will land right on Meadow Lake Road, this should be fixed however this would be up to the homeowner to correct.

Annual Meeting lunch will be a potluck. The park will supply the main course of pulled pork sandwiches. Mitch Peterson made a motion to spend up to \$500 on the purchase of pork, plates, forks, buns, etc., Katie 2<sup>nd</sup> it, all in favor.

We need to start looking at what we are going to do for the heaters in the bathrooms before winter.

Tony said he will donate to spray foam the inside of the bathroom entry so the moisture will stay out. We also discussed putting a light in the entry way as it can tend to get pretty dark in the stairwell.

Ferrell Gas is now at 0.99 a gallon for a summer fill. In August we will contact them for contract pricing for the winter months.

Meeting adjourned 10:29 a.m. Dan Paul made a motion, Mitch Pallansch 2<sup>nd</sup> it, all in favor.