

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

Meeting called to order by Jeff Zabinski at 9:36 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 June, 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. Tom H. made a motion to approve the meeting minutes, Mitch P. seconded; all in favor.

**Treasurer's Report:** Gina Libbesmeier

**Balances:**

US Bank Checking: \$86,478.90

US Bank Savings: \$12,247.97

US Bank CD: \$20,189.03

First Resource Bank CD: \$11,886.34

- Deposits for June totaled \$5,418.28.
- Gina paid \$1,694.54 to Grinning Bear for dumpsters/park clean-up day; \$712.50 to Lakes Area Lock; \$18,995.00 to Heartland Security; reimbursement to Karen Ludwig of \$622.09 for powder coating of sign, Wi-Fi Router, postage, and duplicate pool door keys; Nanik for grading in the amount of \$2,100.00; and Tim's payroll.
- Budget meeting will be August 1<sup>st</sup>. The park should carry over approximately \$27,000.00 for the end of this fiscal year.

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

**Caretaker's Report:** Tim Brix

Tim will be talking to the pool inspector on Monday. The pool capacity is 66. After much research, it appears the pool can be opened at half capacity (33); however, it's Tim's license on the line and he would prefer to get the approval from the inspector prior to opening. He is hoping to have the pool open by next Friday. Please note one of the requirements for opening is that ALL MEMBERS MUST SHOWER PRIOR TO ENTERING THE POOL or it will get shut down. Additionally, Tim has the authority to shut the pool down if he sees the members not following the rules put in place by the Minnesota Department of Health to address the COVID-19 pandemic. Please, please be respectful of others, limit your time so others have an opportunity to swim, and if some family members could sit at picnic tables outside the pool fence, it would allow others an opportunity to enter. An adult should accompany children and encourage them to be respectful of others as well. If members and their guests are respectful, we can keep the pool open. If not, we'll be forced to close it again.

Many members and their children utilized floating devices and sought reprieve from the heat in the lake. It is clear and clean and a ladder was placed at the end of the Birch Park dock for easy access.

### **Activities:**

Park Clean-Up / Dumpster Day was once again a success. There is an ice cream social tonight. The activities committee is still contemplating whether or not park day can be done in a safe manner that takes into consideration COVID-19 restrictions.

Also, thank you to Troy Baumann. The life jacket / canoe rack looks great.

### **Road Committee:**

As planned, starting at the gate, some gravel has been placed. Very exciting to have more of the efforts to the road committee be seen. It was a smooth travel into the park on this new section of road. As mentioned at previous meetings, two miles of road will be done.

Several members again voiced concern about people driving the speed limit and obeying traffic laws. If you see someone causing trouble, get their license plate number and call the sheriff. The board members cannot be traffic police. Dan Paul informed the DNR was in the park over Memorial Day weekend and did give tickets to individuals not following the ATV rules. At a member's request, Katie Lewis will try to contact a conservation officer to attend the annual meeting.

### **Old Business:**

Gate: Thank you to Larry Anderson and Dan Paul. The front gate looks great. Tim is checking on the brick to use on the posts so it will match the brick décor at the clubhouse.

We previously discussed an information sign with plexiglass by the front gate. Jeff proposed putting it by the clubhouse instead. Members agreed.

Key Card System: The new key fob system is finally finished. The finalization required the installation of a new Wi-Fi Router. When last tested, you can now reach Wi-Fi from the dock, up on the deck, by the pool, and in the ATV parking section. Due to some mailing issues and members not receiving their new fobs, the old key reader has not yet been disconnected on the restroom door. This will remain in place for the next month to ensure all members have access.

### **New Business:**

Fireworks: Please note, the park doesn't approve of illegal fireworks. Happy Fourth of July to all.

Unfortunately, the ATV field testing will not be scheduled this summer. The DNR will not allow the park to run the ATV field day due to the COVID-19 restrictions.

A member proposed getting information to the members who cannot attend a meeting – possibly via Zoom or another similar program. No members present opposed, but concerns were expressed as to who or how this would be set up. Josh Ostrowski volunteered to look into setting this up and making this an option for members to join and hear the meeting. It doesn't sound like an interactive version would be available, just the ability to view the meeting remotely.

Docks: Someone took sections of dock off at Birch Park to try to float into the lake and use as a raft. A member informed a bunch of kids were there being argumentative and "vulgar." Please speak to your children and remind them to be respectful of others and park property. This dock is not park

property and the member who owns it can remove it just as easily as it was installed. This is a very nice feature and used by many. Members should be responsible for themselves and their guests.

Greg Froelke's email to the park was read. It is his opinion that members who have campers come for the weekend should pay a fee. The Bylaws committee is addressing issues similar to this. The park is limited to the rules and regulations set forth in the Declarations and Bylaws. This couldn't be addressed in more detail as Mr. Froelke was not in attendance at the meeting.

If you have an issue, please bring it to a meeting with a solution.

The term of Jeff Zabinski, Dan Paul, and Mitch Peterson as board members will expire this year. It seems Dan Paul and Mitch Peterson will not re-run. Jeff Zabinski is undecided. Roger Cummings is interested in running for a position on the board. If anyone else is interested, please talk to Katie Lewis.

Gina informed she received a letter from Pat Bundy and Vicki Mattson informed she heard on the radio that the auction for the county properties for sale will be in October.

Shane Huesmann indicated he has heard multiple complaints about Tom Hansen and requested he be removed from the board. There was no support for Shane's request to remove Tom from the board. Shane and Tom agreed to talk after the meeting. It appeared the misunderstanding was resolved and Shane agreed to talk to the individuals who expressed their concerns to him. They shared many of the same concerns and agreed it is important for all members to work together as a team to improve the park.

Tom went through the structure with the Bylaws committee. Vicki informed the Covenants supersede the Bylaws. Tom informed he is not out for personal gain. He is simply promoting a budget that will allow the park to run. This can be discussed in more detail at the annual meeting. Please read the letter of information that accompanied the proposals and the invoices. Please note, Tom H. confirmed the one-vote per owner proposal he made at last year's annual meeting is not in accordance with the Bylaws and is not a part of the current proposals. First and foremost, the point of the change is to have the dues structure follow the guidelines set forth in the Bylaws. Secondly, if each member can contribute a little bit more, the park can make changes to fix the roads and have funds to put toward the maintenance and repair of the park. This will eliminate some of the constant complaints brought to the board and ensure the park can be utilized by all for years to come. No matter what proposal is suggested, it cannot be "fair" to everyone. If a member has another suggestion, please bring a proposal and present it to the members. Discussions about the dues structure may be had at the annual meeting, if further explanation is necessary.

Mitch P. made a motion to adjourn the meeting at 10:48 a.m., Tom H. seconded; all in favor.