

**Wilderness Park Homeowners Association**  
**Approved Monthly Meeting Minutes**  
**June 6, 2020**

Meeting called to order by Jeff Zabinski at 9:31 a.m.

**Board Present:** Jeff Zabinski, Dan Paul, Gina Libbesmeier, Karen Ludwig, Robyn Willette, Tom Hansen, Katie Lewis

Absent: Mitch Peterson and Paul Albrecht

**Secretary Report:** Karen Ludwig

Minutes from the March, 2020 meeting, the April, 2020 non-meeting update, and the May, 2020, non-meeting update were made available to board members. A moment was provided to read through the minutes; no alterations were requested. Tom H. made a motion to approve the meeting minutes, Katie L. seconded; all in favor.

**Treasurer's Report:** Gina Libbesmeier

**Balances:**

US Bank Checking: \$99,677.32

US Bank Savings: \$12,247.88

US Bank CD: \$20,189.03

First Resource Bank CD: \$11,886.34

- Deposits totaled \$8,112.93 for May
- Gina paid \$18,000 to Heartland \$712 to Lakes Lock and Key, Nanik \$2,150, and Tim's payroll.
- Two park lots were sold to Jeff Wittrock and Bethany Allen.

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

**Caretaker's Report:** Tim Brix

Tim informed the State Inspector indicated the pool can open on June 15<sup>th</sup> if the park requires each per to shower before entering and limit the occupants to half capacity or less. The State requires a supervisor to be present at all times. Tim also informed there is work that needs to be done to the deck of the pool prior to filling. We discussed sign-up sheets or other options, but it just doesn't seem feasible to make accommodations to open at this time. Tim suggested we attempt to get a permit from the DNR to pull some weeds and put a raft out on the lake for the year. Tim said he will check with the DNR. Tim will be filling the pool about 2/3 to maintain the pool for now.

Tim will also check with Steve to see if we can use some of the red brick like at the clubhouse on the new entry sign.

**Activities:**

Today is Park Clean-Up / Dumpster Day. Three dumpsters were rented as in past years as well as two large trailers to haul away scrap metal.

**Road Committee:**

Jeff opened the sealed bids for the next two-year term to grade and plow the roads. Only two bids were received - Northfork at \$140/hour and Nanik at \$100/hour. Dan said he spoke to many other

companies and no one wants to plow township roads similar to ours any longer. Jeff talked to Rardin and they never sent a bid. Tom H. made a motion to go with Nanik; Robyn seconded.

Jeff said the road committee needs permission to spend the money we discussed at the March meeting. Jeff had gotten a quote for two miles of gravel for \$34,200 starting at the front gate. Katie L. made a motion to approve; Robyn and Gina seconded.

Tom H. asked for confirmation the park has insurance to cover any liability if someone gets injured on our park roads and claims they weren't properly maintained. He suggested the members consider repair to roads that could be a liability first. Bobby said we could post "minimum maintenance" signs for now. Jeff informed the road committee has discussed this at length and all of the roads are bad. Many roads are down to rocks, have trees sticking out of them, and there is no gravel left to grade. Jeff informed beginning with the front gate is just a starting point. Tim said if people follow the speed limit the roads aren't that bad. A 20-mile per hour speed limit and minimum maintenance signs have to be enough for now. We don't want to start closing roads. The bid for the main road was to add 3" of gravel. Large rocks are sticking out of the road making it difficult or nearly impossible to grade. The road committee would like to finalize gate to gate this year and branch out from there.

### **Old Business:**

Gate: Larry Anderson was hired to replace the front gate. A design was decided on at the April Board-Member only meeting. A steel sign was cut out by Midway Iron and is currently being powder-coated at Effects Custom Coatings based on a majority vote of the Board Members. It is anticipated that this will be done by Friday, June 12<sup>th</sup>. Larry has the sign made it just needs to be put up once we have the steel sign in hand. A smaller window-box sign will be set to announce activities and upcoming information.

Electrical Update for Clubhouse: Larson Electric completed the work hired to complete in March.

Key Card System: We ran into a few small issues that are being addressed. The new fobs should be finalized and in use by this coming Friday, June 12<sup>th</sup>. The Motley Post Office returned some key fobs requesting \$0.15 additional postage. We believe the remainder were delivered.

### **New Business:**

Park Revenue: Tom Hansen asked when invoices go out. Gina informed she usually tries to get them out by July 1<sup>st</sup>. He wants to know what we are billing out. Gina said we need to billing out what we did last year because the approved motion from the annual meeting has not yet been voted on properly. Tom H. informed it wasn't his intention to have a motion be made that day, he was just trying to present an idea to bring more revenue for the park and simplify the billing process. The Declaration states that dues shall be assessed per Lot. The matter as presented at the annual meeting is being contested. Tom informed his only motive is to generate more revenue to improve the park for all. Gina informed she gets too many harassing calls from members and was not willing to invoice out the \$400 flat rate as she doesn't want to get sued or be held personally liable because this rate is not in compliance with the Bylaws. Alice informed she believes Board Members are not held personally liable and the park's insurance would cover any liability or lawsuit initiated against a board member. It was decided that the motion as voted on at the annual meeting cannot be passed in relation to the limiting of votes. One vote per lot as the Declarations state must stand. It was also decided that board members will put together for billing to be added to the agenda / ballots for people to vote on at the annual meeting. It is the board's intention to have this information accompany the invoices. Tom asked that his proposal for a \$400 flat rate per member be added. Many members in attendance at the meeting today agreed that

any way we have billed dues in the past was not in accordance with the Declarations. The committee to amend the bylaws and declarations is working on moving forward; however, have been paused due to the coronavirus pandemic.

Gina left the meeting upset. Based on a telephone call from Gina, Katie made a motion to remove Gina's name from banking accounts; Robyn seconded. The Bylaws state ... "Any officer may resign at any time giving written notice to the Board, the President or the Secretary. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein, ...".

Tom H. made a motion to adjourn the meeting at 10:51 a.m., Dan P. seconded; all in favor.