

**Wilderness Park Homeowners Association**  
**Monthly Meeting Minutes**  
**June 5, 2021**

Meeting called to order by Robyn Willette at 9:33 a.m.

**Board Present:** Robyn Willette, Gina Libbesmeier, Karen Ludwig, Katie Lewis, Paul Albrecht, Roger Cummings, and Jeff Finch

Absent: Jeff Zabinski, Tom Hansen

**Secretary Report:** Karen Ludwig

Minutes/updates from May, 2021 were made available to board members and attendees at the meeting. A moment was provided to read through the minutes. Katie Lewis made a motion to approve the meeting minutes; Jeff Finch seconded; motion carried.

**Treasurer's Report:** Gina Libbesmeier

**Balances:**

US Bank Checking: \$53,764.21

US Bank Savings: \$63,828.08

US Bank CD: \$20,216.76

First Resource Bank CD: \$11,910.09

Deposits for the month included \$6,883.61; expenditures included regular monthly utilities - nothing out of the ordinary. We've had many lots transferred lately and Gina is continuing to clean up old accounts and get things current.

Gina wanted to clarify the duties of her position and that the money the park spends is decided by the board, not her unilaterally. Gina provides a budget that the board approved, she does not decide where the park's funds are spent.

Karen Ludwig made a motion to approve the treasurer's report; Roger Cummings seconded; motion carried.

**Caretaker's Report:** Tim Brix

Tim would like a monitor at the gate of the pool from opening to closing on Fridays, Saturdays, and Sundays. The pool hours are 10:00 a.m. – 8:00 p.m. We are looking for volunteers to sit down and watch to make sure people shower before going into the pool. People are not following the rules. It is costing too much money for chemicals and too much of Tim and Glen's time to clean up after everyone. There is hot water to use at the outdoor shower on the backside of the shed. If people aren't showering before entering the pool, the pool will be closed. It's Tim's license on the line. Robyn said she'd volunteer for one weekend a month. Paul suggested putting up a sign-up sheet. If there is no pool monitor, the pool will be closed. Tim said the dust is clogging the filters which takes some time to clean out. He also advised it costs about \$25 every time we need to shock the pool and the process is time consuming. Tim said he shouldn't have to shock the pool more than once per week.

Tim heard people were complaining on Facebook about the pool. Tim would like anyone with concerns to come to him to discuss their concerns directly.

Tim informed that he would like a raise or he was considering moving on. He informed he could make more money working at Walmart and has an interview on Tuesday. We will discuss his wage and make a decision as a board and meet with Tim separately to discuss.

Gina asked that someone assist Tim with loading and hauling items from the park shed to get to the dumpsters. Also, with the heat, the volunteers working the dumpsters would appreciate a break and help.

Tim said when people rent the upstairs of the clubhouse or the activities committee uses it, please move tables, don't slide them. The floor is getting scratched up. It is a natural wood floor. Please take care of it. If you use the clubhouse, please clean up after yourself and be respectful. Paul will work with Tim to put together a rental sheet/contract and/or a check-list for required duties and responsibilities.

### **Activities Committee:**

The May ATV class produced a \$450 profit. Tom Kirchner wanted to thank the volunteers who volunteered to put on the class. Members said they have noticed the results of this class when observing our younger members on ATVs in the park.

Brunch last Sunday went well. Pallansch families at Fire Ridge volunteered to put this on and they provided all the food as a donation. Thank you!

The activities committee is putting more funds into providing more around the clubhouse to members to use.

### **Road Committee:**

The committee is going over gravel bids for roads and coming up with a plan to present to the board. Preliminary numbers: 1,500 yards of gravel/mile which is \$18,750 per mile. The committee would like to do the next two miles to Eastgate and possibly another ½ mile on Eastgate. Gina informed as far as funds go, our fiscal year ends in July which will generate more funds. The plan is roads, pool, and to make sure we don't short ourselves for the remainder of the year. There is no timeline yet as to when the gravel will be placed. More information to come at the July meeting.

### **Bylaws Committee:**

Bylaws committee hasn't met since the last meeting, but they are making good progress. Hoping the adjustments will be done to present at the annual meeting, to take effect next year.

### **Old Business:**

The light poles Paul brought up at the last meeting will be installed when the pool is redone hopefully this fall or next spring.

Paul is looking at composite boards for the building of a raft with the donated catamaran. If anyone wants to volunteer time to assist in building, he has planned to work on it at the clubhouse in two weeks on Saturday. Karen found the permit for a raft through the Cass County Sheriff's Office. The fee is \$10 for a two-year permit.

### **New Business/Open Forum:**

Katie Lewis will work on recruiting new members to the board. Paul, Robyn and Karen are up this year. As of today, Paul and Robyn did not think they want to continue on the board. Karen will run for another term.

John Orth volunteered his time if repairs need to be made to the dock by the clubhouse. Tim informed he replaced a couple boards and thought the dock was in fine shape.

Tim informed a member asked to take some of the rocks in the pile by the clubhouse shed. Tim said this member could take some, the member took them all. These rocks were gathered for lakeshore placement and for

placement in ditches where there are washouts. The member informed they would return half of them. Gina believes it was about a yard and a half of "rip rap." It appeared this member did return half the rocks.

Tom Kirchner spoke up and wanted to inform he did not do anything to block the culvert going from the lake to the backwaters. Tom informed he was checking to make sure the fish weren't going through to the backwaters. Another member disagreed and claimed they saw this happening. Gina indicated the members know Tom was trying to protect the lake, but there are others on the low side of the lake that have concerns too. The water level is still high, but going down naturally; no blocking is necessary to maintain the lake. A healthy discussion was had. Feelings were shared by all involved. Everything was hashed out and there are no hard feelings. Open communication and working together is best rather than starting rumors or talking behind backs. This was a good discussion with a positive result.

New members came to the meeting and informed they left multiple messages over the past four months to the County and have not gotten a return call from Levi. If the lack of response continues, we may have to get someone in a supervisory role involved. They expressed frustration with wanting to do things the right way, but not wanting to wait four months to just put in a driveway.

Corine Young wanted to inform everyone that they have County permission to cut down their dead trees by the lake.

Paul Albrecht made a motion to adjourn at 10:59 a.m.; Jeff Finch seconded; motion carried.