

Wilderness Park Homeowners Association
UNapproved Monthly Meeting Minutes
March 2, 2019

Meeting called to order by President, Jeff Zabinski at 9:28 a.m.

Board Present: Mitch Peterson, Paul Albrecht, Gina Libbesmeier, Jeff Zabinski, Karen Ludwig, Katie Lewis, Kristi Kalkbrenner

Absent: Mitch Pallansch, Dan Paul

President Report:

Secretary Report: Kristi read a summary of the minutes from February 2, 2019 taken by Karen Ludwig. Mitch made a motion, Gina 2nd this; all in favor.

Treasurer's Report: Gina Libbesmeier

December:

US Bank Checking: \$103,364.84

US Bank Savings: \$11,033.21

US Bank CD: \$20,125.32

Eagle Valley CD: \$11,849.31

Total deposits for February was \$ 1,062.03.

A total of 343 people have paid the Special Assessment for the roads bringing the total received to \$34,300.00.

Bills for the month to approve include:

Kelm & Reuter \$588.65

Reimbursement to Gina for the AED pads, laminated road maps for a total of \$134.90

Ideal construction for the salt and sand for the road \$550.00

Nanik \$3,100.00

Gina did get the pool key from Tim, she did label the keys in the office. The pool permit check cleared so we should be getting that soon. The AED maintenance is done.

Katie made a motion to approve the treasurers report, Karen 2nd it, all in favor.

Caretaker's Report: Tim is laid off

We aren't sure if there is CME's that Tim needs to do yet for the pool and if he is allowing someone to run under him. There are members that would be willing to fill in a few weekends, but will need to see if Tim will allow these members to run under his license. If he will not allow this, we will need to put some individuals through the classes. Pool hours are 10 a.m. – 8 p.m. Different ideas were brought up if we closed the pool two days a week then Tim may be available to close on the weekends. The downfall would be if it would rain on the days that the pool is closed the chemicals still need to be checked. If any signage needs to be done Doreen would be willing to assist with this.

With all the snow we may not be able to bring Tim back until the middle of April. We will try to contact him to see if he will come to the April meeting. Gina will purchase a timeclock and have a daily log for documentation of activities that are done. Gina will not be at the April meeting, Jeff will try to contact Tim.

The shed needs to be cleaned out, seems as though Tim may have personal items stored in the shed. These items will need to be removed.

Road Committee:

The bill from Nanik for plowing last month was \$3,100. Road Committee met last month, but will be holding out until the snow melts. Jeff would like to get something set up as to what roads are getting maintained so there can be a recordkeeping of what was /is done. June is when the road committee will have more of an ideal plan of what will be done with the special assessment funds.

A member with a lot by Black Bear was present and stated he has new owners behind him. The new owners put a culvert in their driveway, but should be one across the road as his lots continue to have lots of water. The road committee will take a look at this.

Each time Nanik is here they are sending the grader down one extra road at a time so they all don't have to be done in the spring.

Activities:

Nothing at this time. Paul will get dates of activities to Gina for the newsletter.

Old Business:

Karen has done more research into clearing the title on the lot at the front gate (Mr. & Mrs. Irvin Fekete). Louisiana will not release a death certificate unless a family member is able to release this. Karen will try to contact the wife, but the only thing we have is a phone number from old records. Karen will make attempts to call, we aren't sure if this will be successful.

The park continues to get tax documents for lots that the title is still in Southern Educators. We have been told to clear the title we would need to quit paying the taxes so the county gets these lots back. If it is tax forfeited it would go to Cass County. Gina will call Cass County to see how many years it would need to be tax delinquent before the county gets these back. It is believed that once the county gets these lots back they would go through an open auction. Mitch made a motion to stop paying taxes on the Southern Educator lots and let them go back, Kristi 2nd it; all in favor.

Possible special assessment for member meeting in August 2019, we are getting together bids of things that need to be fixed at the clubhouse. At the present time, we will need to get more bids. Furnace in the clubhouse is a great idea, going to be very expensive to tear apart the ceiling. It is thought that it would probably a better idea to replace the heaters that we currently have in the bathroom. The activities committee may be able to help fund some things with this.

New Business:

A spring newsletter will go out before March 30th. Paul will get his activity dates set, any road information, pool, and clubhouse rules, etc. will be in the contents of the newsletter.

Dumpster weekend was the same weekend as the June meeting last year. We would like to keep it the same weekend. We will ask Dan if we can use the backhoe again to pack down the dumpsters. Dumpster weekend will be June 1st.

Open Forum:

No concerns were mentioned.

Meeting adjourned 10:21 a.m. Mitch made a motioned it, Katie 2nd it; all in favor.