

Wilderness Park Homeowners Association
Approved Monthly Meeting Minutes
March 7, 2020

Meeting called to order by Jeff Zabinski at 9:33 a.m.

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

Absent: None.

Secretary Report: Karen Ludwig

Meeting from the February, 2020 meeting were made available to members. A moment was provided for members to read through the minutes; no alterations were requested. Mitch Peterson made a motion to approve the meeting minutes, Katie Lewis seconded; all in favor.

Treasurer's Report: Gina Libbesmeier

Balances:

US Bank Checking: \$103,643.65

US Bank Savings: \$12,247.58

US Bank CD: \$20,181.50

First Resource CD: \$11,878.96

- Deposits for month totaled \$3,150.13
- Gina paid \$536.57 and \$650.58 to Ferrel Gas; \$295 each for Tim and Glen's pool licensing course; reimbursed Doreen \$641.71 for lights upstairs at clubhouse; Paul was reimbursed \$144.60 for 4 switches (he purchased 8 but thinks he may be able to return some); Dan Paul was reimbursed \$490.99 for payment he paid for repairs the pole saw, weed whip, and chainsaw plus 2 gallons of gas and one gallon of bar oil.
- Gina informed a lawyer called about Al Teeuwen's lots to inform the family just wants to get rid of his place. If interested make an offer. This property is at 8074 Meadow Lake Road.
- Gina called to have garbage service begin April 1.
- Gina created a form to fill out and submit to her for reimbursement of park-related expenses so that she can more easily track them. There will be multiple copies of this form in the office. She is requesting detail as to date, item(s) purchased, and what those item(s) would be used for. She can then staple the form to the carbon copy of the check to keep the records clearer as some receipts that have been submitted are hard to read or do not include the detail she would like to have in the records.

Gina provided reconciliation reports for transactions made during the months of January and February. Mitch Peterson made a motion to approve the treasurer's report, Karen Ludwig seconded; all in favor.

Caretaker's Report: Tim Brix

- Tim is still laid off for the winter; however, was in attendance at the meeting. He informed he will stay in contact with Gina to determine a start date once snow melts.
- Glen Kastner has agreed to work part-time caretaking for the summer months (Memorial Day - Labor Day and help to prep pool) to allow Tim to have two days off each week. Tim will stick to 40 hour work weeks and Glen will supplement and assist when needed. He will be added to payroll similar to Tim.

- Tim and Glen are scheduled to attend the class for pool licensing on April 29 and 30. Tim said the sand for the pool's filter should last most of the summer.
- Dan Paul picked up the pole saw, weed whip and chainsaw from repair. He agreed to bring the lawnmower in for maintenance. Tim informed the oil was changed near the end of the last season.
- Gina will look into phone options for Tim so he has a work phone to be reached on (Verizon, AT&T, Straight-talk). Depending on the options, the park may provide this for Tim. Paul suggested if no good options, the park could reimburse Tim \$X per month to put toward his phone bill.

Activities: Doreen provided a listing of events for the summer. This will be updated on the website as well as on the official Facebook page. Some of you may have received a friend request from another Facebook page. This was Doreen trying to start a page just for the activities committee. Since there are already five pages in existence, she will shut this new page down and communicate with Josh Ostrowski for access to the official page. Bobby reached out to Josh. Josh informed he will be in attendance at the April meeting and can explain the page and give Doreen access. The list of planned events will also be posted in the clubhouse on the activity board.

Prior to finalizing activities, Doreen informed she noticed the July meeting is scheduled to be on the Fourth of July. After discussions, the majority prefer to just keep the meeting on this date.

Road Committee: The road committee met before the meeting today and have a plan for adding gravel. After much consideration, they determined it would be best to start at the front gate and work from there. A bid was received informing it would cost approximately \$34,200 to repair two miles of road placing 4" of gravel 18 feet wide. A motion was made to use the remainder some of the funds remaining from previous years to contribute to the road committee to supplement and cover some of these costs. After some calculations were made, it was determined approximately \$18,000 could be contributed. Depending on plowing/grading for the remainder of the season, Jeff thinks there may be enough in the road budget to cover the remainder of the cost. The road committee will assess once the roads thaw is there is money in the budget to proceed.

With the frost soon to be coming out of the roads, Jeff asked for permission to proceed without presenting to the board to vote if there is more of an emergent situation. Katie informed she thought any decisions could be made without prior approval if the cost would be less than \$1,000. The board approved proceeding as the road committee sees fit if there is a sudden problem from the frost that needs repair. Please contact an individual on the road committee if you see a problem.

Old Business:

Gate: Jeff Zabinski brought in various sketches that were passed around. Members shared comments and their opinion on replacing/repairing the entry.

Electrical Update for Clubhouse: Dan provided a bid from Larson Electric for update various electrical issues that have been discussed in the past. The bid was for \$2,150. After discussions, Mitch made a motion to proceed with this bid; Karen seconded; all approved.

Sensor Switches: Paul Albrecht picked up switches and started to install.

New Business:

Tom Hansen made a motion to promote the sale of the ski hill as voted on and passed at the annual meeting. This is a sore spot for many and all understand the sentimentality of the property, but it is a way for the park to receive a larger amount of money to go toward the repair and maintenance of our roads without asking for another special assessment. The board members voted - 2 board members

voted no, 1 board member chose not to vote, and 6 board members voted yes. That doesn't mean the ski hill will just be sold tomorrow. As was discussed previously, there will be a minimum bid and most likely some sort of auction or bidding process. A letter was obtained from an attorney outlining that this Outlet is not considered a "common property" that needs to be voted on by members to sell, but considered "additional property" and can be voted on by the board to sell. Copies of this letter will be available for review at the April meeting. If interested, please attend to review.

Tom Hansen made a motion to adjourn the meeting at 11:04 a.m., Mitch seconded; all in favor.