

Wilderness Park Homeowners Association
Approved Monthly Meeting Minutes
May 4, 2019

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

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

Absent: Paul Albrecht

President Report:

Secretary Report: Meeting minutes from April 6, 2019 taken by Karen Ludwig were passed out to members and a moment was taken to read through them. Mitch made a motion to approve the meeting minutes, Katie 2nd this; all in favor.

Treasurer's Report: Gina Libbesmeier

Balances:

US Bank Checking: \$92,411.80

US Bank Savings: \$11,033.37

US Bank CD: \$20,158.70

Eagle Valley CD: \$11,856.61

Total deposits for April: \$4,503.45.

US Bank savings CD is matured so it is open to do whatever we would like to do with this.

Bills – Jeff Zabinski was reimbursed for lumber for the deck \$835.43. Taxes for Wilderness Park is \$488.00, of these, three of the lot titles are still in Southern Educator's name and we will allow those to go back to the county. It doesn't pay to be keeping these up on taxes if they truly are not our lots. Cindy McWilliams, Accountant, \$150.00 for taxes. Nanik \$1,250.00 and Dan Paul was reimbursed for repairs on the truck \$413.90.

Karen made a motion to approve the treasurer's report, Kristi 2nd all in favor.

Caretaker's Report: Tim is busy this morning; we had to close Valley Road as the culvert washed out. We do have a whiteboard and this will be put inside the bathroom entry so any needs to have Tim address can be written on there. It was discussed that the park should own a trailer for Tim to haul the lawn mower to the front gate for mowing. Dan has a 5x8 that he was checking on, but the individual didn't get back to him before today's meeting. Fleet Farm has them for \$600-\$700. Brenda H. has a trailer that they would sell to the park for \$200.00, it does have sides on it, but is a tilt trailer. It was discussed that it would be safest to purchase one with a flip down gate. Gina made a motion to buy one through Mills Fleet for \$800, if we don't go through Mills Fleet it needs to be below \$800, Katie is 2nd it, all in favor.

Tim's work schedule, Jeff talked to Tim this morning, but not sure what days are set yet. Tim has worked 40 hours for one week and was out sick for some days. Tim will figure out his work schedule and get that to us so we have things covered for the pool.

The new part of the deck needs to be sealed, the bathroom enclosure also needs to be done. Tim will get Gina the paint color to match. Lori Oldenburg's husband does painting we could check with her on pricing. A member stated that a Hudson sprayer could be bought to apply it. Tim will figure out sealer for the deck and get back with pricing.

The weekend after Mother's Day Gina and Doreen will come up and do the basement floor of the clubhouse with epoxy. Gina will fill in the holes. The floor will be prepped, TSP and water scrubbed. After discussion we will get the acid wash as the entry into the clubhouse as there is quite a bit of glue yet on the floor. It was discussed that Tim should be able to

do this during the week; however, concerns were brought up that once it is mixed you only have two hours to apply it. Mitch made a motion to spend up to \$600 to buy the supplies for the floor downstairs, Katie 2nd, all in favor.

Tim asked to order pool supplies, Gina has the list downstairs. Mitch made a motion for Gina to buy the pool supplies up to \$600, Katie 2nd it, all in favor.

Jeff stated it may be a good idea to replace the sand for the pool yearly, Tim mentioned there is a detergent that you can use to clean this instead of replacing the sand. Mitch Pallansch suggested we give the chemical detergent a try this year for \$125 versus spending \$500 or more on the pool sand replacement. It was stressed that all suntan lotions, bug sprays and dirt try to stay out of the pool and make sure people shower prior to entering.

The old lumber from the deck should be thrown in the dumpster on dumpster weekend.

Grinning Bear called back last night, he does have a price for us. Cass County is changing their pricing of what they are going to pay. The shed will get cleaned out. Bobby said that Steve's Auto has a dump trailer we can use and Bobby has a trailer as well. Last year we did get three dumpsters which came back at \$1600. The pricing for this year is not yet finalized.

Dan asked if Tim has been down on Mohawk, there is a tree down. Mitch Pallansch also mentioned there is a mattress someone dumped down another road.

Road Committee:

Roads are bad and they all need work! Valley is closed, culvert washed out and there is a 6 foot hole. We are starting to get numbers together for replacing culverts per contractor for the special assessment money. Kris said Crestview has a large hole and should probably be closed as well. Dan Paul has a rough summary set up to send to multiple contractors for pricing. There is \$35,500 in the special assessment. Dan had a call from the postmaster regarding the roads. The main road needs to have potholes fixed. The road committee will meet after the meeting to discuss how to get the mail delivered.

Beaver dams continue to be a problem, the dams are cleaned up and the next day they are full again. Looking for someone to trap beaver and ad will be put out on Facebook

Activities: Katie

May 26th there is a brunch at the clubhouse at 10 a.m. - 1 p.m. Sparboe farms donated eggs and Kristi will bring those up. Breakfast items will be bought out of the activities fund to go to Sam's. Katie and Kris have griddles to donate and we could still use some roasters and these could be bought through the funds of the activity committee.

Old Business:

Pool Hours need to be determined; this will need to be tabled until Tim's hours are established. If closing the pool twice a week the chemicals still need to be checked.

Regarding the "squatters", the trailer is no longer on the road right away on Willow, no longer an issue or a problem.

Tornado Siren – Paul is not present at the meeting, but does have the radio to hook up.

New Business:

Needing a light in the back entry room going into the bathroom.

Open Forum:

Tom brought up moving the docks from Birch Park to the clubhouse and switching the dock from the clubhouse to the park.

Debit card from St. Cloud was found in the clubhouse and a suggestion was made to mail it back to the bank it is from.

Meeting adjourned 10:45 Mitch made a motion, Jeff 2nd it, all in favor.