

**Wilderness Park Homeowners Association
Monthly Meeting Minutes
May 1, 2021**

Meeting called to order by Jeff Zabinski at 9:44 a.m.

Board Present: Jeff Zabinski, Gina Libbesmeier, Karen Ludwig, Tom Hansen, Katie Lewis, Paul Albrecht, Roger Cummings, and Jeff Finch

Absent: Robyn Willette

Secretary Report: Karen Ludwig

Minutes/updates from April, 2021 were made available to board members and attendees at the meeting. A moment was provided to read through the minutes. Tom Hansen made a motion to approve the meeting minutes; Gina Libbesmeier seconded; motion carried.

Treasurer's Report: Gina Libbesmeier

Balances:

US Bank Checking: \$64,643.26

US Bank Savings: \$63,827.53

US Bank CD: \$20,211.83

First Resource Bank CD: \$11,910.09

Deposits for the month included \$4,667.43; expenditures included regular monthly utilities, Nanik - nothing out of the ordinary.

Gina Libbesmeier is going to pick up stain for Tim Brix to resurface the deck.

Jeff Finch made a motion to approve the treasurer's report; Paul Albrecht seconded; motion carried.

Caretaker's Report:

Jeff Zabinski checked out the pool with Tim Brix. The pool is stained from the fallen leaves last fall/winter. Tim asked the opinion of the board and members present to decide if the pool should be used as is for the summer or if money should be spent to repaint before summer use. He advised that a pressure washer will not take the stain off. Major decking repairs are necessary so should the park put money into painting the pool? It was decided that the park save the money and on obtaining bids during the summer for repair of the pool after summer use. Tim is ok with running the pool stained. Please note, there is and will be discoloration on the pool walls this summer, but the water will be clean. Tim informed Glen Kastner agreed to assist again to help open/close the pool, etc. as things get busy. Tim will reach out to Glen when he needs a hand.

Tim informed he thinks some of the summer flooding issues with the clubhouse could be remedied by installing new gutters. The thought is it would be more cost effective to install new gutters and divert the water rather than spending money and getting County/DNR approval to landscape. Dan Paul suggested putting storm sewer drains underground to lead the rain water further away from the clubhouse. This will be checked into and maybe done at the same time as the pool repairs.

Tim has been working on pushing back ditches to prepare them for mowing this summer. Jeff suggested for visibility and cleanliness, we should have the ditches mowed twice over the course of the summer. Tom Kirchner suggested bringing in a brush hog instead. There are too many stumps / rocks that would need to get cleaned

out before that could be considered. Glen Young suggested if any work is done with a brush hog, it should be done with things are frozen in late fall/winter.

Activities Committee:

Reminder the ATV class is scheduled for May 15, 2021 at 9:00 a.m. Paul Albrecht informed there are still some spots available for the members-only course.

Doreen Mages spoke and indicated the activities committee is promoting an “adopt and intersection” activity to clean up and decorate, if desired. There is a sign-up sheet in the clubhouse.

Doreen Mages provided a list of summer activities (*see events page on website*). It will be posted on the website soon. She is looking for volunteers for any of these activities, especially the bigger activities such as the May 30th brunch, park day, etc.

Road Committee:

Road committee did not meet this morning. Jeff indicated numbers are coming in from the bid requests the committee sent out. Those will be presented at the next meeting.

Two culverts need to be replaced on Briar – one is rusted out and shot and another is plugged on one end. Gina informed this was already approved, it just didn’t get taken care of before winter. Jeff will call for prices and present to the board.

Minn. Stat. §164.07 was presented to Jeff Zabinski to possibly turn roads over to the County to maintain. This statute indicates a petition can be presented for consideration. If this is something the park decides to pursue, we would first need to hire an attorney to determine who owns the roads. Are they “dedicated to the park” as indicated on the surveys or does the HOA own the roads, Kaldec, Southern Educators, Wilderness Park, Inc.? Jeff informed when this first was brought up three years ago, he went to a township meeting and they didn’t want anything to do with it. It was decided to hire an attorney to look into this.

Bylaws Committee:

Some of the Bylaws Committee met this morning. They got through about the first three pages to incorporate the County ordinances into our Declaration. It is slow road, but progressing. They are projecting August to get things finalized to then hire an attorney to approve.

Old Business:

Cass County Environmental Services provided a “Cheat Sheet” with permitting requirements. A copy has been posted in the clubhouse on the activities board. A copy is also *attached*.

Gina Libbesmeier coordinated park clean-up/dumpsters for the first Saturday of June (Dumpsters will be available on Saturday only from 7:00 a.m. – dusk). Mark your calendars to clean up your lots. Gina needs to touch base with Bobbi to make sure he is willing to take care of steel/metals again. Jeff and Kris Jackson are donating the use of their backhoe to assist. Tim Brix will be putting out cones to try to make things run more smoothly. Volunteers are needed if members are willing to assist others with hauling things down. Reach out if you are willing to volunteer. The activities committee will be serving burgers, hotdog, chips and pop as done the last few years.

New Business/Open Forum:

Sale of lots off King Richard (Parcel No. 26-340-0340) – The park owns two lots and pays taxes on these lots. They have never been placed for sale as they are low / swamp lands and not buildable. A member owning an adjacent lot in the park requested to buy these lots as a buffer. Since they are not buildable, it was agreed upon to sell these lots. Gina will make the offer to the member and inform board members of his/her response. Roger Cummings made a motion to sell the lots; Tom Hansen seconded; motion carried.

Paul Albrecht got two pole lights to put up. He wants to put one by the pool and one on the path coming up to the clubhouse. He estimates \$500 / pole and suggested doing this at the same time as the pool/landscaping repairs since a cement truck will be here already. He believes his estimate would cover the cost of the 2 yards of concrete, tubes, and wiring. Paul said he is willing to volunteer his time to install if he could get Tim's help.

The swim raft Paul donated needs to get a platform installed on it. Jeff Finch informed he'd assist Paul in doing this. He would like to start working on this so we can get it anchored for the summer months. A permit is needed as well. Glen Young indicated he will donate an anchor. Tom Hansen made a motion to spend \$500 to buy materials; Roger Cummings seconded; motion carried.

Tom Hansen made a motion to adjourn at 10:42 a.m.; Katie Lewis seconded; motion carried.

Environmental Services

Our mission is to deliver quality public services to the citizens in an effective, professional and efficient manner.

Levy Bergstrom-Resource Specialist
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Wilderness Park Permitting Requireme

- Permits - are required in Cass County for any new construction, rebuilding, additions, land alterations including shoreland alterations and earthmoving. Basic repairs, such as re-siding, re-shingling, replacement of rotted planks, do not require a permit.
- Standards - Meadow Lake is classified as a Natural Environment lake (NE). The setback is 150 ft. from the OHW. Any construction within the setback may need a variance.
- Minimum lot standards - 100,000 square feet with 40,000 sq. ft. buildable area for NE lots within a quarter mile of Meadow Lake (Shoreland Zone).
- Please contact Cass ESD when conducting work on an undeveloped lot. These can have different requirements depending on when they were created
- No filling of wetlands is allowed this includes dumping any material into wetlands including leaves, mulch, gravel, or any other materials.
- 2 residential structures are allowed per parcel if it meets standards.
 - 2 RVS or 1 residential building and an accessory dwelling not to exceed 700 square feet.
- (1) 150 square foot platform is permittable within the setback back and must be 10 ft. from OHW.
- A 20 ft setback is required for any structure from the road right of way and a 10 ft setback from all property lines.
- Lots are held to 25 percent impervious surface which includes all buildings, sidewalks, decks, driveways and non-green space.
- Questions on roads should be directed to the township or Homeowners Association

Please contact Cass County Environmental services with any questions you may have. Levy Bergstrom Resource Specialist 218-820-1902.