

Wilderness Park Home Owners Association
Monthly Meeting Minutes
December 9th, 2023

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

Board Present: Jeff Zabinski, Tom Hansen, Oscar Ehrnst, Paul Albrecht, Rob LaFleur, Kari Koren and Brice Grafstrom

Absent: Karen Ludwig and Kris Jackson

Tom Hansen made a motion to approve the meeting agenda; Jeff Zabinski seconded; all in favor, motion carried.

Secretary's Report: Rob LaFleur provided minutes from the October 7th, 2023, meeting to board members and attendees. A moment was provided to read through the minutes.

Kari Koren made a motion to approve the meeting minutes; Oscar Ehrnst seconded; all in favor, motion carried.

Treasurer's Report: Rob LaFleur provided a reconciliation report and advised of account balances as follows:

US Bank Checking: \$34,916.18

US Bank Savings: \$120,277.69

US Bank CD \$20,055.87

Reminder: CD expires in May, board plans to review and decide in the coming months if we need to renew.

Kris Jackson has formally resigned as treasure, Rob LaFleur will take over as treasurer. Working on transitioning name(s) on bank accounts. Transitioning from QuickBooks pro (desktop version) to the online version of QuickBooks.

Tom Hansen made a motion for Rob LaFleur to take over Treasurer; Oscar Ehrnst seconded; all in favor; motion carried.

Committee for Self-Assessment: Rob LaFleur highlighted with the transition in treasurer and month off the committee has not made much progress.

Caretaker's Update: Glen Kastner/Wayne Marklowitz both present. Wayne explained they're focusing much attention on finishing the front entry way. Received a lot of community support which is much appreciated. Glen stated the Lake aerator will need to be reviewed next year. Glen explained all is winterized, the pool used 20+ plus gallons of antifreeze. The snowblower is going to need a tire and new carburetor. Dan Paul advised Glen to put a new tube in the tire, or else they will continue to have the same problem. Dan is going to help provide the tire tube and has a tire changer, requested Glen or Wayne call ahead of time. All the fall leaves are picked up, a lot of time and effort to pick up leaves.

Wayne & Glen's job performance reviews were completed. Compensation was discussed. Glen stated he will need to keep hours down and does not care to accept a wage increase at this time. Reason being is it will mess with Glen's social security. He stated he's retired and wants to work at his leisure. Wayne is open to growth and accepted a merit increase. All members acknowledged the noticeable improvements in the park and are thankful for ALL the hard work!

Activities Committee: Activities are done for the year.

Road Committee: In February the committee will investigate pricing of class 5 gravel for next year. Tom Hansen talked to Rodney from Enberg logging this past Wednesday. Rodney's workload is high, and they're back logged. Tom expressed concern over this and made note delays to be expected. Tom stated he is confident it'll happen. Tom is going to have it posted on the website a week in advance to let community members know Enberg is coming. Glen Young highlighted if the trees are in the road right a-way, then the trees are coming down. Dan Paul mentioned road right away as so many feet from the center of the road. Dan's road is not center anymore from settling and he has 20' of ditch. Advised that each member have the property stakes marked for when Enberg comes out. In general Tom Hansen mentioned it'll be 15' from the edge of the road. Melissa Ehrnst emphasized each property owners should know their property and where their property markers are. Jason Libbesmeier mentioned using the Landline Mobile App., other members agreed this app. is accurate. Glen Young suggested that each landowner is responsible to remove their trees per county code. Tom Hansen responded to Glen highlighting we would need to make new roads. We're going to cut the trees that are designated to be cut, trees with yellow tape will stay. Wayne mentioned 75% or so aren't marked, he's working on marking them. Oscar mentioned stop signs are being stolen. Dan Paul informed there's a stop sign and post is laying down on the road (West side of Nottingham).

Declarations: Toni Diede plans to organize a zoom meeting for all members from the committee, they'll join in the month of December. Kelly Daniels is working on the live working document for January.

Old Business: Front entry way is up and working on finishing the inside. Started working on the Men's bathroom. Discussion on water routing with the water softener and placing it in the utility closet. The utility sink and water softener discharge into a hole in the ground. Will back up if the sink and water softener are operating at the same time. Wayne mentioned the stagnant air, and proposed to remove the middle wall where the bulletin boards are at. Oscar explained expanding the utility room for storage and adding a propane furnace. The propane furnace will be donated to the park. Also, will be expanding the activities closet.

New Business/Open Forum: Annette Monson proposed to gather additional information to get hardware on-site. Will bring to January's meeting.

Discussion Between Board Members: Toni Diede and Corrine Young aired out a grievance making sure the 'New' committee members and the 'Old' previous members are working together on the declaration's committee.

Paul Albrecht made a motion to adjourn at 10:52 a.m.; Oscar Erhnst seconded; all in favor, meeting adjourned.