

**Wilderness Park Homeowners Association**  
**UNapproved Monthly Meeting Minutes**  
**October 5, 2019**

Meeting called to order by President, Jeff Zabinski at 9:38 a.m.

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

**Secretary Report:** Karen Ludwig

Meeting minutes from September, 2019 meeting were made available to members. A moment was taken to read through them. No alterations were requested. Dan Paul made a motion to approve the meeting minutes, Tom Hansen seconded; all in favor.

**Treasurer's Report:** Gina Libbesmeier

**Balances:**

US Bank Checking: \$136,909.31

US Bank Savings: \$12,247.08

US Bank CD: \$20,173.87

Eagle Valley CD: \$11,864.00

Total deposits were \$9,664.57

Road Assessment: \$37,700.00 was collected; approximately \$22,550.00 has been spent, leaving approximately \$15,150.00 remaining.

Balance in Activities is \$3,160.82

Gina provided reconciliation reports showing exact debits/credits made for the prior month.

Gina noted the aerator permit was received. She also informed the electrician was hired and will wire the new furnace for the bathrooms on Monday morning. It was determined we still need lock for the furnace room door.

Chipping will take place after meeting today. Gina asked that Tim pull the chipper with the park truck. Doreen informed chipping will start on Archer.

Dan P. made a motion to approve the treasurer's report, Tom H. seconded; all in favor.

**Caretaker's Report:** Tim Brix

Tim has been cutting back ditches and getting stuff ready for winter. He got the mower running again. The parts to repair the pole saw are on back order. Tim will still have to put water back in the pool for winter. He informed the pool has to be completely drained to winterize the drains. Tim will put the tarp on the pool to keep the leaves out as previously discussed. Tim will be working all of November. Gina asked Tim to clean up the upstairs of the clubhouse so it can be locked up for winter. Also, someone donated paint. If Tim has time, he will start painting the upstairs of the clubhouse if we get warmer weather so it can dry properly. The docks at Birch Park will be pulled out on October 12th. Tim will find a place in the shed to store the sections for winter.

**Activities:** After chipping today, nothing will be scheduled until next spring/summer and will be outlined in a newsletter.

**Road Committee:**

Jeff received some bids for gravel. The committee has discussed pulling back some of the intersections that has gotten oversized in an effort to reuse gravel we have already paid for. To date, 14 culverts have been replaced. The committee has decided to begin adding gravel as the park can afford next spring once the roads

thaw. This will allow the road committee to be observed and attempt to repair any frost boils prior to adding gravel to that area. Jeff informed the plan is to first add gravel to repair the main roads from gate to gate and branch out from there. They are also getting quotes to mow the ditches. We are very excited about this progress! More to come.

### **Committee (Re: Amendment to Bylaws/Declarations):**

This committee is getting together after the meeting today. Vicki Matsen contacted an attorney. She spoke to him for about an hour and got a lot of good information from him. The attorney recommended not re-doing, but just making amendments as needed. He also informed the information about the developer could remain in the documents as it no longer applies. Amendments to the covenants can be done by mail with 75% approval. The committee needs to inform lot owners why the amendment(s) are necessary. This attorney charges \$220/hour. When the committee has everything ready, the attorney would give a quote for the full price. Any amendments to the Bylaws need to be made upon a quorum, one vote per lot. The main item the committee believes should be changed in the Bylaws is pertaining to a "quorum." Concern was also shared as to why the park should update these documents if no one follows enforces them anyway?

### **Old Business:**

Front Gate - Jeff talked to the company yesterday that damaged the gate. The company thought the quote to repair was too high (\$4500). Jeff said he could have his insurance provide a quote. The business owner did not want to involve the insurance company if it could be avoided. Katie informed she found an individual to do the lettering on the gate. Karen will assist Jeff in sending a letter to the insurance company and obtaining the assistance of an attorney, if necessary.

Key card system - Paul is trying to get numbers. He got a preliminary quote for three doors (pool, bathroom, and lake door or front door) of a maximum of \$3,000 per door. This system could be key cards or key fobs. If it is connected to a network the entrances could be monitored by camera and would identify who is coming and going and when. Paul will follow-up with this individual to do a site visit (if free of charge) at a later time when this individual is available. It should be noted that all additional options/features will be at an additional cost.

Josh Ostrowski sent a message to Mid-Central Door to see if they would provide a quote as well.

### **New Business:**

Karen made a motion to post unapproved minutes, then post them again once approved to keep the flow of information open to owners. This will begin in September. Gina seconded. All approved.

Letters were received with regard to the placement of mailboxes. USPS wants all mailboxes to be a certain height (42") and informed snow and any other debris needs to be regularly cleared from around the mailboxes or the mail will not be delivered. The board believes the park mailbox is ok.

Gina asked if a decision was made to replace the three windows in the clubhouse. Larry Anderson had previously provided a quote for \$1,800.00 for the purchase and installation of two windows upstairs (on either side of fireplace) and the one that is cracked downstairs by the fireplace. Dan motioned to accept this bid; Mitch seconded; all in favor.

Dan Paul requested Tim replace the foam insulation that was placed over the fireplaces last winter to help maintain the heat.

Robyn suggested purchasing something that repels mice to place in the clubhouse. She will let Gina know the name of the repellent she used in the past that was successful.

Aluminum cans will be hauled in this Fall. There are so many we need a trailer. Doreen has access to a car trailer that can be used. Gina may take them October 18th. Doreen and Tom offered to help.

Reminder - there is no November meeting.

Also, please inform Jeff, Dan or someone on the road committee if your property is not on a main road and you need your road plowed in the winter months. Some of the remote side roads will not be plowed every snowfall.

Dan said the culvert is full on Arrow where the guy that did chimney sweeping was renting. Robyn informed Jesse Tuomi's home is being rented and people are shooting in the park. She also informed some stray bullets have hit Jim Long's roof. Robyn told Jim to call the police if this happens again. Gina informed Jesse Tuomi is not paying his dues. A member informed there is rough sawn lumber in the ditch and asked for permission to clean it up. This was granted. Dan said it is very difficult to get dirt out of a culvert once it washes in. This culvert filled with washout from the homeowner's driveway; therefore, it is believed this should be the homeowner's responsibility. Once the culvert is cleaned, a rock damn or bails should be placed to keep this from happening again. A member suggested sending a letter.

Alice asked what was going on with the ski hill. She has been hearing many rumors. Jeff explained it was brought up at the annual meeting and voted on to sell. The board has been focusing on roads and no action has been taken at this time to promote this sale. Alice informed she just didn't want this property to turn into a campground. No action will be taken at this time.

Alice also asked the status of foreclosures. Gina said people have been working with her to pay. The board hasn't had to complete any foreclosures as people are making payments.

A member asked if the boats at the clubhouse could be moved to the right side of the dock. He also offered to build a roof to protect the lifejackets next spring.

Jeff Z. is trying to get a map from Scott in the County Land Department for reference when any work needs to be done near the lake. Scott has informed this map should be forthcoming; however, he has been busy. Katie said she will also call Scott to follow-up.

Dan P. made a motion to adjourn the meeting at 10:52 a.m., Tom H. seconded; all in favor.