

**Wilderness Park Homeowners Association
Approved Monthly Meeting Minutes
September 7, 2019**

Meeting called to order by President, Jeff Zabinski at 9:36 a.m.

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

Absent: None

Officers elected are as follows: Jeff Zabinski, President; Dan Paul, Vice President; Gina Libbesmeier, Treasurer; and Karen Ludwig, Secretary

Mitch Peterson nominated Gina Libbesmeier to continue as Treasurer, Tom Hansen seconded; all in favor.

Jeff Zabinski nominated Karen Ludwig to be Secretary, Gina seconded; all in favor.

Tom Hansen nominated Dan Paul to continue as Vice President, Mitch seconded; all in favor.

Karen Ludwig nominated Jeff Zabinski to continue as President, Tom seconded; all in favor.

Secretary Report: Karen Ludwig

Meeting minutes from August, 2019 meeting taken by Kristi Kalkbrenner were made available to members and a moment was taken to read through them. The member with the culvert replacement mentioned at the August, 2019 would like a correction to the minutes to reflect the DNR was contacted prior to putting in the culvert and the culvert is over 2 feet above the high-water marker. The DNR came out to view the culvert and did confirm it was approved to install without a permit.

Dan Paul made a motion to approve the meeting minutes with this change, Tom seconded; all in favor.

Treasurer's Report: Gina Libbesmeier

Balances:

US Bank Checking: \$135,134.35

US Bank Savings: \$12,246.87

US Bank CD: \$20,166.24

Eagle Valley CD: \$11,864.00

Total deposits were \$61,248.

Gina informed the DNR permit for the winter aerator is ready.

Two liens will be coming off for properties with back dues as those members have made payment.

Gina contacted an electrician and is waiting for a bid for wiring the new furnace and fixing outlets upstairs of clubhouse.

Larry Anderson provided bid to replace a couple windows of \$1,800 (this would include the price of the windows). In the alternative, Tim said he could install the windows.

The Labor Day weekend fundraiser at the clubhouse made a profit of \$732 with donations, bingo, auction, etc. With some of the funds, a grill was purchased for activities. A total of \$665.67 was deposited.

There is currently \$37,400 remaining of road assessment funds; \$14,548.17 was spent, leaving a balance of roughly \$22,851.83.

Fire extinguishers have been taken in to be recharged.

Gina provided two reconciliation reports - July and August as she hadn't reconciled July as the bank made an error and books were \$0.50 off. She was waiting for the bank to remedy this before reconciling for the month.

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

Caretaker's Report: Tim Brix

Tim has pool cleaned up and ready for winter. He's started cleaning up roads and setting aside brush for chipper in October.

Jeff looked into a tarp for the pool. We will need it to be 30' x 50'. Jeff talked about ordering from Uline. This will keep the leaves and acid out of the pool so spring/summer cleanup will be simpler. Mitch said he thought a reinforced poly tarp would be best. It will be determined if its best for the tarp to be placed just until the leaves are done falling or remain over winter.

With the pool closed, Tim will be taking two days per week off. As of now, he has just indicated he would like Sundays off.

The lawnmower broke down yesterday. Mark helped out and finished mowing by the front gate. Tim will be working on repairs.

The furnace is installed and ready to go with the exception of the electric. As stated previously, Gina is just waiting on bids. Tim will remove heaters from bathrooms this week.

The electrician preparing a bid suggested building a lockbox for the furnace breaker box. Mitch suggested just putting a paddle lock on the breaker box cover. A suggestion was also made to lock the entire furnace room.

Activities:

A wood chipper is rented for October 5th as we have done in the past. It can be picked up on Friday night and returned on Saturday. The last Saturday of September will be pre-cleanup day. Doreen has begun to make a list of roads she thought needed attention. Jeff asked Tim to start cutting and pulling the branches/trees to the side. Dan informed Southwood and Willow should be done. Gina also said Blackbear Pass and Beaverwood should be looked at again. Trim should be done around signs too.

Road Committee:

Jeff talked to Scott from Cass County with a plan to clean out ditches. He informed no permit is needed. Jeff also sent a drawing of the culvert replacement plan so that it is on record with the County. He is waiting for an email from County to approve the culvert on Hyland. The County did approve ditch clean-out and culvert replacement and advised no permit is needed if the County has our plan on record.

Jeff provided a Potential Road Improvement Plan. He has a 3-year plan to repair many roads using funds that will be available with the new dues structure. Tom Kirchner provided contact information for a person to spray ditches. This would keep the trees from growing in the ditches so we don't have to continue to cut trees/clear ditches annually. At this point the cost for spraying has not been determined. The road committee informed the replacement of culverts and clean-out of ditches needs to be done prior to any Class 5 being placed on the roads. Jeff informed the road committee needs to meet again to discuss proceeding.

A member informed the road between between red trailer house on Eastgate and Arrow isn't draining properly and dirt is washing into the raven and ruining onto the member's driveway (8015 Eastgate). The road committee will look at remedying this issue.

Old Business:

Jeff is seeking bids to repair the gate. He isn't getting any responses. Larry Anderson gave a bid to repair for \$4,500. This would replace both posts, cement and raise two feet to prevent this from happening in the future. The delay in repair/replacement has been caused by the back and forth discussions with the insurance companies. Jeff is working with them to get this repaired ASAP.

Discussions were had about the purchase of a plow truck for the park that Bobby had found for \$3,000. Jeff informed we are in a contract with Nanik for another year so we wouldn't be able to use it this winter. Concerns raised: Who would drive the truck? Could Tim? What would backup be if truck breaks down? A

member informed the park had a road grader in the past and it ended up being a money pit for repairs. It was determined this purchase is not in the best interests of the park at this time.

A member informed the side piece of the gate should be taken down as it is a safety issue. Tim will remove.

A discussion was had with options for different key-card systems. A member suggested getting key-fobs with cameras similar to a gym. Dan Paul asked who could be hired to give a quote for this. Vicki informed a security company provided a similar product for her. We are still looking into options.

New Business:

Members' concerns were raised with regard to obtaining a quorum at the members' meeting. Members informed Declarations and Bylaws need to be changed. In order to do so, we need 75% of people in agreement. How could this be accomplished? Getting everyone to agree to the changes will be difficult. No member follows all Bylaws and Declarations and many members strongly feel an update needs to be made. This is a continual problem. We need to stick together and work as a team with open minds to do our best. After all, we are attempting to run a small city here. A committee was established for individuals to volunteer to work on and determine how to change bylaws/declarations. At the meeting, Vicki Matson, Paul Albrecht, Robyn Willette, Jay Hart, and Brenda Hendricks volunteered. An opportunity to be on the committee will be posted on Facebook and the website.

A member asked for permission to run a 2" PVC across Robinhood for TDS. He will get locates and take responsibility. This was approved.

Vicki Matson informed someone by her place keeps putting rocks, etc. into the culvert to block it. Whoever is doing this, please stop. Culverts are placed to serve a purpose. Placing rocks in the culvert so it cannot drain properly defeats its purpose.

Members expressed concern again about people driving recklessly in the park. Please encourage members, friends, etc. to be courteous of others.

Mitch made a motion to adjourn the meeting at 10:50 a.m., Tom seconded; all in favor.