

Wilderness Park Home Owners Association
Meeting Minutes
December 13, 2025

Meeting called to order by Jeff Zabinski at 9:30 a.m.

Board Present: Jeff Zabinski, Oscar Ehrnst, Chris Mann, Shannon Marklowitz, Brice Grafstrom, Theresa Mages, Lisa Washington. Absent: B Jessica Tate, Rob LaFleur.

Agenda will be updated for Old Business to be moved above Member's Opportunity.

Motion by Oscar Ehrnst to approve the agenda. Brice Grafstrom, seconded; All in favor. Motion carried.

Secretary's Report: Chris Mann provided minutes from the October 11, 2025 meeting to board members and attendees. A moment was provided to read through the minutes.

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

Treasurer's Report: Jessica Tate gave information to the Board. Financial information is always available for members at the Board meetings.

<u>Banking:</u>	<u>Dollars Collected:</u>		<u>Accounts Receivable (AR) Aging</u>
<u>October</u>			
US Bank Checking:	\$ 10,422.08		A/R will be reported at the next meeting.
US Bank Savings:	\$ 82,878.38		
US Bank CD	\$ 21,042.29		
<u>November</u>			
US Bank Checking:	\$ 8,044.95	07/31/25	73,205.44
US Bank Savings:	\$ 82,882.12	08/31/25	67,955.90
US Bank CD	\$ 21,090.40	09/30/25	7,747.40
		10/31/25	2,965.80
		11/30/25	<u>4,865.80</u>
			\$156,740.64

Brice Grafstrom motioned to approve the treasurer's report. Theresa Mages seconded; All in favor. Motion carried.

Caretaker's Update:

Glen Kastner reported the aerator is doing great. The snowblower is leaking gas and it needs a new carbonator. Glen will order one.

Wayne Marklowitz reported that winter projects include painting the downstairs area and updating the furnace. Jeff Zabinski and Wayne have been checking prices and estimate a total of \$4,200 to update with gas lines, duct work and everything done. The highest electric bill was \$900+.

Oscar Ehrnst made a motion to put aside \$5,000 for the furnace. Brice Grafstrom seconded, all in favor. Motioned carried.

Some wiring needs to be done for the vending machines. Justin Larson from Larson Electric will pull permits to update circuits, etc.

Oscar Ehrnst made a motion to approve the caretakers report. Brice Grafstrom seconded; All in favor. Motion carried.

Board Members Discussion:

No discussion

Construction Committee

Nothing reported.

Activities Committee:

Shannon Marklowitz said a calendar with upcoming activities is being worked on. The vending machine has been very popular. \$63 in bills and \$42.70 in change was deposited; \$100 was spent on refill.

Chris Mann added the link to the Facebook page on the website. Please interact with the new official Facebook page.

Capital Improvement Committee

Shawnda Prigelmeier stated the committee is going to reconnect in January.

Documents Committee

Shawnda Prigelmeier stated the committee is going to reconnect in January.

Road Committee:

Jeff Zabinski reported that Brad's Precision was in and plowed. Teresa Mages is wondering how long it takes to plow out the Park. The answer is approximately 12 hours. Lisa Washington is wondering if there could be priority given to full time people. This has been raised in the past. There are permanent people throughout the park. Brett Harrington stated the main rows are done first and it wouldn't be cost effective to do some here and there. The issue with this snow is that it lasted over a day and a half and plowing doesn't start until it stops.

Northfork has a contract out of the back gate to 72nd. We are responsible to the first corner. Years ago we took care of that area and sent a bill to the County. They did not like the amount of the bill and said they would take care of it. Jeff said he will call to ask about getting it done.

Old Business:

None.

New Business/Open Forum/Member's Opportunity:

Melissa Ehrnst says that when something is voted on by a member, there needs to be a plan of action. For example, in the past, new cameras and recording of the meeting was voted on, but the person in charge of the process quit and now the videoing is up in the air without a plan. When Josh Ostowski was recording, he made a domain that he has the password information on that needs to be shared. Reginold Washington said that he has been recording and the discs have been given to Kelly Danials to be uploaded.

A person not on the Board needs to help make things happen and the Board is waiting for members to do the leg work and bring a proposal forward. It's not the Board's decision for action; it is the Park members who are in charge.

Theresa Mages made a motion to adjourn at 10:01. Brice Grafstrom seconded; all in favor, meeting adjourned.

Next Meeting is January 10, 9:30 a.m. at the clubhouse.