

Wilderness Park Home Owners Association
Meeting Minutes
March 8, 2025

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

Board Present: Jeff Zabinski, Oscar Ehrnst, Brice Grafstrom, Jessica Tate, Rob LaFleur, Chris Mann, Kari Koren. Absent: Kris Jackson, Tom Hanson.

Motioned by Kari Koren to approve the agenda. Oscar Ernst seconded. Approved.

Secretary's Report: Chris Mann provided minutes from the February, 2025 meeting to board members and attendees. A moment was provided to read through the minutes. Rob LaFleur made a motion to approve the meeting minutes; Kari Koren seconded; all in favor, motion carried.

Treasurer's Report: Jessica Tate reported:

US Bank Checking: \$10,298.16

US Bank Savings: \$102,848.49

US Bank CD \$20,886.51

Deposits for February total \$4,605, for a total of \$17,499 of past due dues collected.

Oscar Ehrnst motioned to approve the budget. Brice Grafstrom seconded. All in favor, Approved.

Caretaker's Update:

Glen Kastner reported the aerator system is from 1995. The 300 foot tube doesn't have enough power and it cracks when it gets too cold. Brice Grafstrom has a system on his end of the lake that diffuses air into the water and does a much better job. Currently using a lot of duct tape. Glen Kastner would like to update the system. Brice said the system is currently on sale for \$289 including 2 diffusers with 100' each. DNR wants aerator closer to the vegetation so 200' would work. The total would be approximately \$600 including additional hose.

Oscar Ernst motioned to set aside \$700, Kari Koren seconded. All in favor, Approved.

Toilets have frozen twice this season. A camera was put down the system. It's a combination of cast iron and PVC. It's not being used enough and there isn't much elevation. Dan Paul said there is a sag in the pipe because it is draining and therefore it will always freeze. Glen Kastner is proposing burying a styrofoam sheet to bury to cover the pipes. Oscar Ehrnst suggested adding heat tape. Jeff Zabinski stated that anytime dirt is moved we need to talk to the County. In the spring/summer the system will need to be fixed.

Wayne Marklowitz discussed the men's shower. It's going a little slow with contractors. The electrician is coming on Wednesday to do lights and fan. Hopefully in 2 weeks it will be open.

Board Members Discussion: Brice Grafstrom will order the aerator system.

Declarations and Collections Committees: Annette Monson said the committee is making progress and document will be provided to the Board after April 17th. Kelly Daniels will reach out regarding some additional questions including the addition of an employee. There are a few items for the lawyer to consider yet.

Activities Committee: Shannon Marklowitz stated there will be 2 vendor boutiques on Memorial and Labor Day weekends; 5/24 & 9/6. Rent a table for \$10. 1 table per vendor. First come, first serve. If interested email Shannon at smarklow@gmail.com to reserve your spot. Ice cream fundraisers will be 5/10, 6/7, 7/5, 8/9, & 9/6.

Sign painting parties to be announced.

\$1,600 in activities fund. Shannon is suggesting getting snack and soda vending machines. They would need to be wired in. Josh Ostrowski suggested adding incidentals such as toothpaste and toothbrushes. Check into credit

card function for more security because of less handling of cash. Also noted that would be an additional cost. The question was raised if Park funds be reallocated or contributed to activities for this purpose. Jessica Tate stated as long as it brings in a profit. It was confirmed by Annette Munson that it is allowed in the covenants. A good location would be in the entryway. Jessica is wondering about using a service that would do all the functions. A possibility would be for the Board to do a loan to the committee to be paid back. Rob LaFleur stated petty cash is kept at \$300. People are generous and there is additional petty cash. Discussion was had around the need to use a key and accessibility to the machines. Consider if air conditioning is needed to keep chocolate from melting. Jeff Zabinski asked we wait for pricing before allocating funds. Determination next meeting.

Road Committee:

Jeff Zabinski said there is 1 new member. The committee is working on pricing of class 5 and setting it. Need work on culverts. Jeff will confirm who is on the committee and provide a printout with phone numbers

It was also noted that mud season coming soon.

Collections Committee: Jessica Tate stated that \$17,499 has been collected. \$112,000 is still outstanding. \$19,469 in dues is from people refusing. Jessica is working on locating 6 people whose mail was returned. The remaining \$89,000 is from people who are not responding.

Old Business: We have the cameras. Keith Monson said the internet can update to 100 mg that will cost \$99 per month. We are currently paying \$25 per month. Need to pull the cable and install the cameras. Keith can pull cable, just needs to know when. The electrician needs to be here but Oscar Ehrnst, Wayne Marklowitz and Keith Monson can assist. They will coordinate with Justin. Wait to turn on TDS after equipment is installed. Should be done by spring.

New Business/Open Forum:

Wayne Marklowitz said front door won't open. Frost came in under the threshold which makes the door unfunctional. He called the cement contractor that poured concrete to come and inspected. It was discovered that the old sidewalk heaved and took the new sidewalk with it. The fix will be to remove 25' of concrete and repour with a steeper grade. The contractor is a Park member who is licensed and has done this for 35 years. He will do the repairs for free. The permit is current.

Oscar Ernst made a motion to adjourn at 10:07. Brice Grafstrom seconded; all in favor, meeting adjourned.

Note: The next meeting is April 12, 2025, 9:30 a.m. at the clubhouse.