

Wilderness Park Home Owners Association
Meeting Minutes
January 11, 2025

Meeting called to order by Jeff Zabinski at 9:34 a.m.

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

Motioned by Oscar Ernst to approve the agenda. Tom Hanson seconded. Approved.

Secretary's Report: Chris Mann provided minutes from the December, 2024 meeting to board members and attendees. A moment was provided to read through the minutes. Brice Grafstrom made a motion to approve the meeting minutes; Oscar Ernst seconded; all in favor, motion carried.

Treasurer's Report: Jessica Tate reported:

US Bank Checking: \$20,230.45

US Bank Savings: \$117,838.52

US Bank CD \$20,780.97

Deposits \$5,560

Brice Grafstrom stated 158 past due letters and statements were mailed in round 1. Second letters are going out on Monday.

Tom Hanson motioned to approve the budget. Brice Grafstrom seconded. All in favor, Approved.

Caretaker's Update: Glen Kastner reported we have no problems.

Wayne Marklowitz discussed work being done. Men's room will have the utility sink removed, toilet partitions updated, doors changed to swing out. Covid caused a lack of parts for partitions which is why it's been delayed. Wayne has made contact with the electrician, plumber and ceiling guy. He is waiting for contractors to get back with available dates to do the work. Estimated it will be done the end of January, first part of February. Wayne also indicated the utility room wall needs to be done and we have most of the materials.

Jeff Zabinski indicated that the water softener room is being wrapped with stainless. Tom Hanson questioned why the water softener hose can't be drained into the floor drain. It is currently drained in the washtub. Oscar Ernst explained that there is a need for suction and the plumber approved the way it is. A better bracket will be installed in the future to prevent someone pulling the hose from the sink.

A discussion was had on moving the remaining construction budget for the entryway and pool to the above construction projects. Work is still needed on the deck that will include plumbing and wiring in the pool area. The combined balance of approximately \$45,000.

Oscar Ernst motioned to move the remaining entry way budget to the rest of the construction. Tom Hanson seconded. All in favor, Approved.

Board Members Discussion: There is a current issue with the past due dues and who is reliable to pay the debt. When lots are sold, the park is typically contacted by a realtor or title company asking for dues information. We currently have a case where property was bought from a friend and a quit claim deed was filed. No communication was had with the park on past due claims. The new owner approached the Board and asked what the dues are and didn't disclose they had purchased the lot with past due dues. The question was who owes those dues; the current owner or previous owner? Dues should follow the property and a lien should have been filed. However, that didn't happen. Because there wasn't a lien the debt belongs to the person – former owner.

Brice Grafstrom summarized the process the current Board has put into place. Dues are to be paid prior to the Board meeting in August. For outstanding dues, a statement with a past due letter is sent at 30 and 60 days. At 90 days a 3rd notice is sent and a lien is filed with the County on the property. A lien results in all past due amounts being paid prior to sale.

Tom Hanson questioned what would happen if a property is sold prior to the 90 day lien being filed with the county. The county doesn't communicate with the Park when a lot is sold. Jessica Tate indicated that the past due amount remains with the seller and collection would go to small claims court. Unfortunately, not everyone is honest and we can't legally go after the new owner. Oscar Ehrnst confirmed that when we take someone to small claims court, the loser would pay the court expenses.

Tom Hanson questioned if it is the Board's responsibility to collect dues. Jessica Tate said it is our responsibility because we issued the debt. With the process we are doing now with the 30-60-90 day process, past due dues will be consistently dealt with by the Board. When a lien is placed, the county gets involved in the collection process.

Unfortunately, the previous Board didn't do their due diligence to follow-up on past dues. The current board is working hard to clean it up.

Declarations and Collections Committees: Brice Grafstrom stated that Kelly Daniels said not much has been done. They are currently working on bylaws. More info next month.

Activities Committee: Shannon Marklowitz is setting up a sign painting in March. She will post information on the Wilderness Park Facebook page and it be posted on the Wilderness Park website. Shannon and Jessica Tate will plan additional activities.

Road Committee: Jeff Zabinski reported roads are in good shape. Plowing will be done by Russell Nanik. None has been needed to be done to date. Dan Paul will plow the clubhouse lot and will be paid \$50 each time.

Oscar Ernst motioned to hire Dan Paul to plow the clubhouse lot. Tom Hanson seconded. All in favor, Approved.

Dan Paul asked that we use premium gas in the snowblower because it is better for the snowblower and the shelf life is 6 months.

Dan Paul spoke to Josh Nanik about using his cutter to cut trees along the ditches. He can lay the trees on the road, but a chipper or skidder would be needed to remove the trees. Josh is asking for \$200 per hour. Jeff Zabinski stated that the road committee will meet to plan.

Dan Paul stated that the ditches are full of wires. We need to build up the road and clean driveways to get water to flow through culverts and not on the roads. The solution would be to build up the roads. Brice Grafstrom asked about using gravel from the ski hill to put on the roads as a base. Jeff Zabinski said that there has been past discussion around connecting the end of Arrow to Mohawk for ease of plowing. We would need a silt fence. Wayne Marklowitz said the road is too close to lake and would need to be moved to the top of the hill. The bottom of ski hill is a wetland area. It would be costly to build a road to get access. Dan Paul suggests logging the hill and make it disappear for accessibility to potential clay and rock. We would need to see how much of the land we own. Jeff Zabinski said the road committee will check cost effectiveness and feasibility.

Tom Hanson wondered if the bylaws should be updated to include past dues owed be paid by the new owner. Tom said the purpose would be for awareness of prior dues to a new owner. Jessica Tate said we would be lying if we said they are responsible if there is no lien on the property and we can't supersede county law. Also welcome packets are handed out after the purchase which makes it too late for potential owners be made aware prior to purchase. Brice Grafstrom reminded everyone that collections will remain on the agenda to be discussed. Jessica Tate also reminded everyone that there is now a process put in place for future expectations.

Jeff Zabinski asked that the committee check the legality of what can be added to the bylaws.

Collections Committee: Jessica Tate stated that second letters are going out this week. Brice Grafstrom shared that we sent 158 letters so far and approximately 25 have paid. Jessica Tate said that more payments are expected in January as people respond to the first letter.

Old Business: A discussion was had on the cleanup day proposal. Jeff Zabinski said that we haven't had problems until this last year. Tom Hanson said people have been dropping off stuff the night before the cleanup day. He would like to see more of a structure about what can be dropped off since the original purpose was to clean up lots. The discussion has been tabled to next month.

New Business/Open Forum: Oscar Ernst said Keith Monson gave a quote for \$1,300 for 8 cameras, plus \$1,500 for the internet connection. The park has \$5,000 budgeted. An additional cable might need to be run and the cost is being gathered. An alternate to TDS would be to use Starlink. Jessica Tate looked up the cost which is \$699 for the system and \$140 per month. Josh Ostrowski stated that the system can be updated easily in the future. The current TDS bill is approximately \$140 per month including landline. There was discussion on removing the landline but it was felt that it is needed for emergency situations and it is only \$26 per month.

Oscar motioned to budget \$4,000 to buy equipment, cameras, and depending on TDS, Starlink. Brice Grafstrom seconded. All in favor, Approved.

Rob LaFleur made a motion to adjourn at 10:53. Tom Hanson seconded; all in favor, meeting adjourned.

Note: The next meeting is February 8th, 9:30 a.m. at the clubhouse.