

**Wilderness Park Homeowners Association**  
**Meeting Minutes**  
**February 8<sup>th</sup>, 2025**

Meeting called to order by Jeff Zabinski at 9:32 a.m.

**Board Present:** Jeff Zabinski, Jessica Tate, Rob LaFleur, Kris Jackson, Oscar Ehrnst

**Absent:** Tom Hansen, Kari Koren, Brice Grafstrom, Chris Mann

Jessica Tate made a motion to approve the meeting minutes; Kris Jackson seconded; all in favor, motion carried.

**Secretary's Report:** Rob LaFleur provided minutes from the January 11th, 2025, meeting to board members and attendees. A moment was provided to read through the minutes. No alterations were requested.

Kris Jackson made a motion to approve the meeting minutes; Jessica Tate seconded; all in favor, motion carried.

**Treasurer's Report:** Jessica Tate provided a reconciliation report and advised of account balances as follows:

US Bank Checking: \$16,874.88

US Bank Savings: \$117,844.00

US Bank CD: \$20,833.67

Jessica reported deposits for December & January were \$5,560 & \$7,334 respectively.

Kris Jackson made a motion to approve the treasurer's report; Rob LaFleur seconded; all in favor, motion carried.

**Caretaker's Update:** Wayne Marklowitz & Glean Kastner were not present for today's meeting. Wayne left a handwritten note explaining recent work, as follows:

**Plumber**

- Replaced shower valves to meet state standards
- Assisted with finishing off area around utility sink/softener
- Disconnected unused plumbing in utility room
- Installed new drains for men's showers.

Working on a date for him to return; hopefully within the next two weeks.

**Electrician**

- Replacing "NM" wire to meet state requirements
- Wiring for new fixtures in ceilings
- Replaced broken outlets and fixtures.

**Ceilings**

- Time and materials are being donated to replace the suspended ceilings (entry, hallway, over shower area, billiard room).

**Maintenance Department**

- Built out expansion for the utility room
- Built out new activities closet
- Removed warped paneling, rotted sheetrock
- Painted over decent paneling
- Demo men's shower area
- Assisted plumber and electrician when needed
- CLEANED drywall dust

Nartlini Fire

- Fire extinguishers are recertified for the year

Rob LaFleur motioned to approve the caretakers report; Jessica Tate seconded; motion carried.

**Activities Committee:** Shannon Marklowitz left a handwritten note. See below:

Purchased a vending and possibly soda machine. Activities will stock and use profit for future activities. I will find a “good deal” and make sure it works.

Looking at doing another vendor event this spring and next fall. Dates will be announced at March meeting.

Ice cream social this summer; more than likely on meeting Saturdays.

Looking for input for other ideas.

**Road Committee:** Large ice dam from beaver on the corner of poplar. Not much we can do at this time until spring thaw.

**Declarations:** Annette Monson was present and highlighted the team is making progress. Not much to report.

**Collections:** We’re seeing an uptick in deposits. Keep up the hard work!

Noted: With the Friday evening snowstorm, very few were able to attend Saturday’s meeting.

Jessica Tate made a motion to adjourn at 10:06 a.m.; Kris Jackson seconded; all in favor, meeting adjourned.