

Wilderness Park Home Owners Association
Meeting Minutes
May 9, 2026

Meeting called to order by Rob LaFleur at 9:30 a.m.

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

Motion by Brice Grafstrom to approve the agenda, Jessica Tate seconded; All in favor. Motion passed.

Secretary's Report: Chris Mann provided minutes from the April 11, 2026, 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. Theresa Mages seconded; All in favor, motion passed.

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>Accounts Receivable (AR) Aging</u>
US Bank Checking:	\$ 6,591.75	\$122,355.65 (120 members)
US Bank Savings:	\$ 52,896.44	
US Bank CD	\$ 21,278.34	

Oscar Ehrnst motioned to approve the treasurer's report. Theresa Mages seconded; All in favor. Motion passed.

Caretaker's Update:

Glen Kastner let us know the pool is filling and we got a new main drain cover.

Wayne Marklowitz spoke to the DNR about permits for the dock and completed a large packet to determine that we do not need a permit. Wayne also asked the DNR about a permit to add sand to the shoreline. No permit is needed. Sand can be added up to 6' into the lake and it can be 10" deep. The DNR will monitor via satellite. Wayne has all the information available if you wish to see it. The goal is to have the dock done before Memorial weekend.

There was discussion around adding an outhouse for Birch Park for \$150 from Nelson Sanitation. We have done it for many years. It could be placed prior to Memorial weekend.

Oscar Ehrnst motioned the park rent an outhouse for Birch Park. Jessica Tate seconded. All in favor. Motion passed.

The swim platform at Birch Park needs to be recovered. Wayne doesn't know the exact cost yet because it needs to be taken apart. The estimated cost is approximately \$200 going through Menards.

Oscar Ehrnst motioned to approve \$500 for the updating the swim platform at Birch Park. Lisa Washington seconded. All in favor. Motion passed.

There was a discussion about the trees that were knocked down at the front gate because of the high-speed chase last month. The woman had no car insurance. The question was if we need to go through the police to pursue damages or go to the County since the police were involved. Kris Jackson will look at the price of an 8' tree at a nursery to determine the approximate cost and will relay that information to Wayne Markowitz to communicate with the Board. It has not been turned into insurance at this point. We also need to determine the benefit of recovering the cost versus paying the deductible. There was discussion on a potential donation of the trees to the Park.

Shannon Marklowitz made a motion to approve the caretakers report. Jessica Tate seconded. All in favor. Motion passed.

Board Members Discussion:

None

Construction Committee

Nothing reported.

Activities Committee:

- May 16 is the ATV class. A reminder that the online class has to be done prior.
- May 23rd, Saturday of Memorial weekend, is the flag raising at noon at the front gate. Saturday evening is karaoke with popcorn with a free will donation.
- May 24th, Sunday of Memorial weekend, is the vendor fair 11-1:30 at the clubhouse. \$10 for a table.
- June 6th is cleanup day.

The committee is starting a new activity. A 3-4' sasquatch will start at the clubhouse. Members can place him throughout the Park and take a picture to post on the FB page. Have fun by dressing him up! (Think Flat Stanley) Please be nice to the sasquatch! Also, don't take the sasquatch if you don't want anyone on your property to steal him next!

The committee is working on more activities for July 4th.

The solar cover is being delivered.

Teresa Mages made a motion to approve the activities committee report. Brice Grafstrom seconded. All in favor. Motion passed.

Road Committee:

No updates.

Documents / Declarations Committee

Kelly Daniels reminded that a survey was sent to 466 members to see what members want for a dues structure. As of this meeting 76 were returned (16%). Results based on these responses are:

Option 1, 46 votes received

Option 2, 26 votes received

Option 3, 1 vote received

Option 4, 3 votes received

Results continue to come in. An additional 50 were counted today and the results will be tallied. Looking at the timeline to get documents to the Board means the Committee needs to push forward in order to have the documents out 30 days prior to the annual meeting for members to vote. The committee is meeting next Thursday and they need 2 weeks to get the documents updated. Oscar Ehrnst proposed a special meeting to read the documents. When the Board determines a date, it will be shared.

Tony Gutierrez asked about his parents' 2 lots that he has been trying to maintain and how the votes would work. There are approximately 1200 parcels with approximately 470 owners. Jeff Johnson asked for the number of votes possible. Jessica Tate stated that the numbers were outlined on the survey for each option. Kelly Daniels stated he remembered that there is a minimal number of owner's who have a large number of multiple lots. Shawnda Prigelmeier reminded us that there are state statutes based on dues and votes and we have to stay within state standards. The committee is available for questions.

Brice Grafstrom motioned to approve the Documents/Declarations Committee report, Oscar Ehrnst seconded. All in favor. Motion passed.

Capital Improvements Committee (CIC)

Shawnda Prigelmeier stated the Committee is working on getting cost estimates for a pickle ball court.

Annette Monson provided information on Microsoft for 7 licenses; 4 for the Board officers, 1 for Board members at large, 1 for the activities committee, and 1 for the Capital Improvements Committee. A packet was emailed with the costs; level 1 is \$10.00/mo. Level 2 is \$11.99/mo. And Level 3 is \$16.99 per month. Brice Grafstrom suggested starting with the minimum to see if we need all the functions. Rob LaFluer agrees as he uses it at

work and understands the programs. Kelly Daniels explained that the licenses are needed for documentation and emails would not be assigned to a person, but to a position, such as president@. Shawnda reiterated that it is a great communication tool to bring us together, for meetings, recording and transcription, streamlining, etc. Three subscriptions would cost \$100-\$150 per month. The subscription is month-to-month. Kelly Daniels volunteered to be in the discussion around the options.

Brice Grafstrom made a motion to start with the basic subscription with 3 licenses. Oscar Ehrnst seconded. All in favor. Motion passed.

Future endeavors include a July bean bag tournament, working on the back gate and the beach project. Shawnda made a flyer of the activities that will be posted downstairs on the bulletin board and the website.

Rob LaFleur questioned where the cameras project stands and who has remote access. There are 4 cameras installed and 1 camera at the pool still needs to be installed. This needs to be a priority for the electrician.

The committee is looking for people to join the CIC. The committee focuses on projects within the park and does the legwork to present to the Board, including how to raise money such as fundraising and grants. Brice Grafstrom added that the Board is here to approve spending of the Park's money and to do what members wish and this committee works on doing the legwork to create a proposal to the committee with all pricing and information. This streamlines the process and gets things done in a faster manner when the entire information is brought to the Board for a discussion and vote. This process formalizes information and provides documentation.

Jessica Tate is asking for information on the big project amounts projected for next year to be added to the budget. She would like information by the end of May.

To connect with the capital improvements committee, send an email to the new Google email address wildernessparkcic@gmail.com

Brice Grafstrom motioned to approve the Capital Improvements Committee report, Jessica Tate seconded. All in favor. Motion passed.

Old Business:

None

New Business/Open Forum/Member's Opportunity:

None

Brice Grafstrom made a motion to adjourn at 10:31. Oscar Ehrnst seconded; All in favor. Meeting adjourned.

Number of members in attendance (other than Board members) = approximately 24

Next Meeting is June 13, 2026, 9:30 a.m. at the clubhouse.