

**Wilderness Park Home Owners Association
Meeting Minutes
September 12, 2026**

Meeting called to order by Chris Mann at 9:32 a.m.

Board Present: Oscar Ehrnst, Brice Grafstrom, Chris Mann, Lisa Washington, Theresa Mages, Kelly Daniels, Reginald Washington, Bill Klitzke. **Absent:** Shannon Marklowitz.

Officer Election

Board members were introduced.

Brice Grafstrom is starting his second term.

Oscar Ernst has been on the Board for 5 years.

Reginald Washington lives in the Park full time, is retired from the Army, and is new to the Board

Bill Klitzke is in operations management, has been married to his wife for 26 years and is new to the Board.

Lisa Washington works at UND in Army ROTC, is retired from the Army, and has moved her from Florida home a year ago. This is her 2nd year on the Board.

Chris Mann has been in the Park since 2005 and is starting her 3rd year on the Board,

Kelly Daniels has a finance background, loves to cook (is in the rib contest at the Babinski Foundation today), has been on the Covenants committee and is starting his first year on the Board.

Teresa Mages has been in the Park for 8 years and is starting her 2nd year on the Board.

Oscar Ehrnst made a motion to elect Brice Grafstrom as President. Reginald Washington seconded the motion. All in favor. Motion passed.

Chris Mann made a motion to elect Kelly Daniels as Treasurer. Bill Klitzke seconded. All in favor. Motion passed.

Brice Grafstrom made a motion to elect Bill Klitzke as Vice President. Oscar Ernst seconded. All in favor. Motion passed.

Kelly Daniels made a motion to elect Chris Mann as Secretary. Theresa Mages seconded. All in favor. Motion passed.

Secretary's Report: Chris Mann provided minutes from the August 8, 2026 meetings to Board members and attendees. A moment was provided to read through the minutes.

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

Treasurer's Report: Kelly Daniels provided the following information from Jessica Tate to the Board.

<u>Banking:</u>		<u>Accounts Receivable (AR) Aging</u>
US Bank Checking:	\$111,850.44	Unavailable. Will be provided in October.
US Bank Savings:	\$ 42,904.17	
US Bank CD	\$ 21,181.02	

Financial information was available for anyone to review. Chris Mann emphasized this point.

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

Caretaker's Update:

Glen Kastner stated the pool inspector wants the well water to be inspected annually. and asked who should do it. Oscar Ehrnst said it is a maintenance function. Glen will gather a sample and coordinate testing. The pool is currently closed for the season.

The pool heater was approved with a budget of \$6,000 at a previous meeting. Glen would like to get it done this fall. There is a model with a quote of under \$4,000. We need to check into who can do this or if we need to hire a contractor. Glen will go ahead and purchase the heater. Shawnda Prigelmeier stated she has checked into permits. The County and State have stated that we don't need it; however, the Board wants that information in writing from them. Glen said he has a local guy to hook up the propane for under \$100.

ACTION ITEM: Bill Klitzke will check into permits and who can install.

Oscar Ernst made a motion to purchase the heater now and install next month after we have the permit and all information ready. Bill Klitze seconded motion. All in favor. Approved.

Oscar Ehrnst made a motion to approve the caretakers report. Bill Klitzke seconded. All in favor. Motion passed.

Board Members Discussion:

Reginald Washington would like to make sure we follow a 2 minute rule for members to talk. Kelly Daniels would like to see a template including name, the issue, a request and proposed solution. This would allow for documentation in meeting minutes and result in creating a proper action item.

Annette Monson stated the CIC committee will work on a template to post on the website. Josh Ostrowski suggested emailing the completed document to the Board to be added to the agenda.

Oscar Ernst stated that speakers need to come to the podium and we need everyone to be quiet. No talking amongst each other. There will be times that questions will need time to discuss before an answer is given as the answer might need to be researched.

ACTION ITEM: Kelly Daniels made a motion to create a form with the CIC that will include name, the issue, a request, and a proposed solution. Reginald Washington seconded the motion. All in favor. Approved. Annette Monson said she will get it ready for the next meeting.

Kelly also stated that we need to include emails and outside requests. By assigning action items to individual Board members, it would equally distribute the workload which is important to the health of the board. This would also provide for full transparency as it would also be recorded in the meeting minutes. Minutes are saved for 7 years and are legal documents.

Oscar stated that individuals who request documents should come to the office to make copies with a Board member present and a time limit. The new form would include this information. We need to define what is reasonable for a request. Josh Ostrowski raised the point that some people live out of state.

Stacy Smagacz lives with a partner who owns the property. She stated she sent questions that weren't answered. We do have one email wilderness.park.hoa@tds.net. Shawnda Prigelmeier stated the CIC committee is working on a records request form, request form and the email situation. Annette Monson has been putting together documentation for requests, etc. Board emails and phone numbers will be removed as the new digital workspace is rolled out. The CIC will bring the new forms to the next meeting. Annette stated that these will be on the website.

ACTION ITEM: Chris Mann will remove personal emails from the website.

ACTION ITEM: Kelly Daniels made a motion to create a more formalized action items list that includes date, who submitted the item, the issue, a proposed solution and action item connected to a Board member. Reginald seconded. All in favor. Approved.

Construction Committee

None

Road Committee:

Brice Grafstrom stated that the roads are rough. We have lacked rain and the lake is down. Brad Harrington has a bid in to redo Highland and Valley and was wondering the status. Jeff Zabinski has the information. Stephanie Schmidt stated that this was discussed in July. We need to get the bid from Jeff to approve the money. Jeff is the current Chair of the Road Committee. Brice will follow up with Jeff to get the quote to approve at the next meeting. John Schmidt is asking if something can happen this year as the road wasn't plowed because of its condition. Stacy Smagacz stated that King Richard was not plowed last year and it was made wider this year.

ACTION ITEM: Brice Grafstrom will follow-up with Jeff Zabinski to bring the bid to the next meeting to be approved and follow-up on the roads not being plowed.

Oscar Ernst made a motion to approve the Road Committee report. Reginald Wahington seconded. All in favor. Motion passed.

Activities Committee:

Shannon Marklowitz left a note about the activities committee. She stated that Karaoke was very fun and well attended. Finding Harry has come to a close. The winning family will be posted on the official Wilderness Park Facebook page. We will do this again starting in the spring! Look for information coming soon on duck hunting. The vending machine has done super well. It is bringing in \$75-\$100 per week. The committee has helped with pool chairs by doing reupholstery and fixing the yellow paddle boat canopy. They will also be putting money towards the pool heater to offset that cost.

Chris Mann made a motion to approve the activities committee report. Lisa Washington seconded. All in favor. Motion passed.

Documents / Declarations Committee

There is a Special meeting after this meeting to vote on the proposed bylaws and covenants. The goal is to get a set of documents that the members could agree to. MN statute requires 67% of lots to pass. All votes need to be verified to be sure the actual owner voted and all votes are counted. The next step is to work with legal counsel. The Board isn't going to the County, but will be looking at each owner to see how to properly file documents on properties. Questions are tabled to the special meeting.

Bill Klitzke made a motion to approve the Documents/Declarations Committee report. Theresa Mages seconded. All in favor. Motion passed.

Capital Improvements Committee (CIC)

Shawnda Prigelmeier said the committee is working to organize projects such as communication, fundraising, the pool heater, and back gate. The committee is looking for volunteers to remodel the back gate to mirror the front. Looking at an October/November date to remove what is there. Chris Rostin is wondering why we are tearing the back gate down. He stated he is on the committee. It is taking time because there is electricity. Annette Monson said there was discussion on keeping the nostalgia. The remodeling phase will come later.

Shawnda went to the County meeting and asked what permits are required. They said none since we are a private entity – unless it's something on County roads. The County is concerned with trash being thrown and roads being torn up. She suggests a reminder on busy days. Shonda is working to build a better relationship with the County.

After the October Board meeting, there will be a meeting to move forward with projects. Please send ideas to wildernessparkcic@gmail.com.

Chris Mann made a motion to approve the Capital Improvements Committee report. Kelly Daniels seconded. All in favor. Motion passed.

Old Business:

None

New Business/Open Forum/Member's Opportunity:

Sandy Burggraff has a place on Eastgate and was here for the week. Her mom, who is 86 and blind, said a nice gentleman, on a 4-wheeler, came to their house to talk about voting and was asking questions about which way they would vote. This was on Wednesday or Thursday. Brice Grafstrom said there were a lot of people running around asking. It was not a Board member.

Stephanie Schmidt sent an email on August 11 wondering about the cost of updating the clubhouse, the vending machines, and bylaws because she is concerned about the lack of money. She met with Jessica Tate and Jeff Zabinski but the information was not broken down enough. She said in the past the money raised was put into the financial statements with the related expenses. Stephanie will give a copy of the email to Kelly Daniels. She felt that Oscar Ehrnst was rude in asking her to volunteer and come to meetings since she has done a lot in the past and has been at meetings. Oscar said the specific cost is hard to tare out because they are combined with other projects and expenses, such as electricity for the vending

machines. Stephanie believes the sidewalk and pool were billed by 2 different people; Paul Whitrock was one of them. Stephanie felt criticized. Oscar apologized. Stephanie wants the information for herself, not to discuss with others. She is looking to assist with money ideas for the roads and appreciates transparency.

ACTION ITEM: Kelly Daniels, as the new treasurer, will do the research to find out the missing pieces of Stephanie Schmidt's requests. She will provide a bullet point list.

Bob, from Central MN Affordable Stump Grinding, who ground the stumps at the entrance, will give the association 50% off for common grounds work. His sister and brother-in-law have property in the park.

Josh Ostrowski said the shower doors need latches in the men's room. Glen Kastner said there are latches. Josh challenged Glen to go downstairs with cameras.

Josh said emails should be acknowledged. He stated he runs Wilderness Park Uncensored and produces nothing but facts. At the 2020 annual meeting, members were not eligible to vote if their dues are not up to date. In the approved meeting minutes, it was stated that a count was made to determine the quorum. Josh argues that a quorum is not possible because not allowing everyone to vote breaks state laws. Josh sent a message to two Board members on 8/16/2020 and he sent the same information from 2021-2025 stating dues were collected illegally and none of the documents are legal. Josh says he appreciates the roads, doesn't care about pool or clubhouse. He wants the past fraud rectified.

Josh Ostrowski stated that he has sent emails to the Board and has not received a response since December. He recognizes that this Board is working on that.

Josh Ostrowski also said he has documents that were sent certified to the Board that were returned because they were not picked up at the US post office or signed for within 16 day time limit.

Josh stated that every board member vote has been illegal since 2020. He recognized the 2026 the vote was allowed to everyone. He hand delivered the past certified letter to the Board.

Josh raised that we have 2 Board members running an official member's page. People are nasty to each other and it's not right. There are things that have been removed and people are shut down. What do you want people to do when you don't listen.

Oscar Ernst stated that none of the current Board members were on the Board during that time. Oscar has no email address on the website to receive emails. Josh said he sent it to the Park website. Oscar says he didn't receive it. We are trying to do the best we can and are trying to fix things because they have been done wrong for the past 50 years. We need a chance to fix them. Board members have been called thieves and have been told that everything they do is illegal. As far as things being taken down on the Facebook page, there should be some things taken down. Josh said that facts that are related to Park business should not be taken down. Oscar said he didn't do it. Josh said he is addressing the entire board and if he doesn't want to be a part of it he should walk out the door. Order was called. Josh continued to state that Oscar has been on the Board for 5 years and he stated nothing has been done in 5 years. Kelly Daniels asked what action he is asking from the Board. Josh stated he is asking the Board to correct the illegal dues structure since it was never legal in the first place. He is also suggesting removing the name "official" off the Facebook page.

ACTION ITEM: Reginald Washington made a motion to work with the CIC to understand what the Facebook issue is in order to move forward with either removing the word "official" or restructuring how the page is run on behalf of Wilderness Park as an association. Theresa Mages seconded. All in favor. Approved.

ACTION ITEM: Kelly Daniels motioned to look at and the vote from 2020. Chris Mann seconded. All in favor. Approved. Kelly Daniels will do this work with an understanding that it will take time.

Vicki Mattson stated the Facebook page was created and called official because Mike Kirchner runs another page where Board information was posted. Vicki has been denied access and does not see the information. She doesn't believe it should be removed. A suggestion was made to keep it more business-like.

Jeff Jordan asked if Josh agreed with the previous dues structure. He responded that he did a title search and Wilderness Park does not show up, but he has paid dues. If you want to be part of the HOA, there are amenities which is a good selling point. He supported the increase in dues. After 2020, he began looking at

things differently. He said he was accused of recording meetings because he had an agenda to sue. Jeff Jordan asked how we will move forward. Kelly Daniels stated that there isn't an answer at this point. Step one is approving a document that everyone can agree on and then move on to the other issues. We know we cannot record anything on your property. This is state law. At the next meeting will discuss further and legal council will be used.

Eric Settergrn is wondering how long it should take for an email to be answered. Lisa Washington stated 48-72 hours. The CIC will work on this also. A reminder this is a volunteer Board.

Oscar Ehrnst made a motion to adjourn at 11:16. Theresa Mages seconded; All in favor. Meeting adjourned.

Number of members in attendance (other than Board Members) = 41

Special Meeting Follows this Meeting.

Next Meeting is October 10, 2026, 9:30 a.m. at the clubhouse.