

Board of Directors – Candidate Application Submission Deadline: July 31st, 2026

Personal Information

1. Full Name: **Kelly Daniels**
2. Address within the HOA: **7603 Arrow Rd SW**
3. Phone Number: **(320) 424-0430**
4. Email Address: kdaniels0430@gmail.com
5. Length of Residency in the HOA: **9 years**
6. Are you a land or homeowner (on the title)? ☒ **Yes** ☐ No
7. Are you current on all HOA dues and assessments? ☒ **Yes** ☐ No

Background and Qualifications

8. Why are you interested in serving on the Board?

I have spent the last 2 years deeply involved in the committee bringing our Declaration of Covenants and Bylaws in compliance with current Minnesota and Cass County state laws, and bringing this before members to vote. Through that work I gained a thorough understanding of Minnesota HOA law, and the importance of clear, fair, transparent, and enforceable governing documents. I began work on the Capital Improvements committee to formalize the process to move forward member ideas, so they aren't stuck in the idea stage. Examples of improvements being discussed are improvements to the back gate, new pool heater, pickle ball court to replace tennis courts, new safe and compliant playground equipment. I want to continue serving the community by helping implement improvements that our members want while being fiscally responsible on how to pay for them.

9. Skills or experience relevant to board service
 - 30+ years experience as Controller and Accounting Manager, including financial reporting, budgeting, cash forecasting, internal controls, and audits.
 - Strong background in process improvement, compliance, and translating complex financial and legal requirements into practical systems.
 - Recent extensive work reviewing, revising, and aligning our HOA governing documents with the Minnesota Common Interest Ownership Act (MCIOA).

- Proven ability to work with cross-functional teams and communicate clearly with both technical and non-technical audiences.

10. Current or prior HOA/board/volunteer experience (if any)

Active participant in the process of rewriting and finalizing the Wilderness Park Declaration of Covenants and Bylaws for the 2026 membership vote. This included detailed legal compliance review with Minnesota and Cass County laws, consistency checks between documents and focus on clarity for owners.

11. Occupation / Professional Background

Accounting Manager / Controller with over 30 years of experience leading month-end close, financial reporting, budgeting, revenue recognition, audits, and process improvement in construction, manufacturing, and professional services environments. Currently serving as Controller at Granite City Roofing, Inc.

Candidate Statement (max 250 words)

I am running for the Wilderness Park Board of Directors because I care about the long-term health and financial stability of our community. Over the past many months I worked extensively on the complete rewrite of our Declaration of Covenants and Bylaws. That experience gave me a solid understanding of Minnesota HOA law, private-road maintenance challenges, assessment and reserve requirements, and the need for clear rules that protect every homeowner's investment.

Professionally, I bring more than 30 years of experience as a Controller and Accounting Manager. I have led financial reporting, budgeting, cash forecasting, internal controls, and audits for companies of various sizes. Those skills translate directly to the Board's responsibilities for responsible budgeting, reserve planning, and transparent financial management.

If elected, my priorities will be:

- Transparent implementation of the new governing documents if approved
- Transparent communication and member involvement
- Sound financial oversight and long-term planning for our roads, clubhouse, and common areas
- Fair and consistent application of the rules

I am current on all assessments and am listed on the title of my property. I am ready to serve as a volunteer director focused on the long-term best interests of Wilderness Park. Thank you for your consideration.

Agreement

By signing below, I certify that the information provided is true and complete to the best of my knowledge. I understand the responsibilities of a board member and, if elected, I agree to serve and abide by the governing documents of the Wilderness Park Homeowners Association. I understand the information provided will be made available to all members of the association including but not limited to the Wilderness Park official website.

Signature: ____*Kelly Daniels*_____ Date: **July 31, 2026**