

Wilderness Park Home Owners Association
Annual Meeting Minutes
August 16, 2025

Meeting called to order by Jeff Zabinski at 9:35 a.m.

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

Volunteers to act as Sergeant-at-Arms for the meeting are Chad Prigelmeier and Annette Monson.
Board Members were introduced.

Secretary's Report:

Chris Mann provided minutes from the August 17, 2024 annual meeting to board members and attendees. A moment was provided to read through the minutes. Vicky Mattson made a motion to approve the meeting minutes; Kris Rosten seconded; all in favor, motion carried.

Treasurer's Report:

Jessica Tate provided the 2024-25 Budget to Actual spreadsheet and the 2025-26 budget. Vicky Mattson asked how much was collected for dues last year and what is left to be collected. Jessica Tate said she billed \$200,387.50. As of 6/30/25, \$89,804 is outstanding including amounts from past years.

Rose Putman asked about paying to drop off items for cleanup day. There was a fee for certain items that was posted on Facebook. The expense is listed as a line item with the offset of money received in revenue.

Gordy Fiske made a motion to approve the 2024-25 budget. Dan Paul seconded. All in favor. Motion carried.

Jeff Zabinski stated that 2-1/2 miles of road around the lake and the first 2 miles from the Leader side is getting gravel next week. The cost is \$17.10 per yard. Reshaping the roads is \$8,000 for the 2 miles by Eastgate, plus \$49.040 for the 2 miles from the front gate. At the bottom of the budget, we carried over \$74,000.61 from the 2024 and 2025 budgets. As a non-profit we shouldn't have left over money. Jeff is asking to do another 2 miles to use up the surplus, plus \$16,000 from the 2025-26 budget for a total \$90,000. Gordy Fiske was worried about lines being cut in the ditches. Jeff assured they wouldn't go that deep. Fizul Baksh asked if there are multiple bids on the road. Fizul would like to see the bids before voting on who to use. Josh Ostrowski said that this information was at the last meeting and is in the minutes. The road committee received bids at \$17.10, \$18 and \$19. Melissa Ehrnst responded that there is a road committee that is made up of committee members and anyone is able to join or create their own committee and to please read your minutes. Fizul suggested creating a construction committee to look at projects to make sure the work is being done correctly. Fizul said he spoke to Jeff Zabinski and Tom Hansen. He wants to be sure 3 estimates are received for any project.

Fizul Basch made a motion to create a construction committee that he will lead. Steve Betzler seconded. All in favor. Motion carries.

Jeff Jordan motioned to pass \$90,000 to finish 2 miles of road. Lori Mackedanz seconded. All in favor. Motion carries.

Jeff Zabinski said all permits are done and listed the items that were accomplished last year, as follows:

- Electrical work for the pool grounding and bonding
- Electrical work for the clubhouse including the front addition, hallway, cameras and the security system
- The hallway and game room have new lights and suspended ceiling
- Plumbing permits have been closed including the backflow valves for toilets & fixtures
- The men's bathroom has new partitions and showers
- New drain piping for the roof and gutters,
- The water softener and laundry sink were moved
- The front entry way was finished
- A vending machine has been installed
- Had a vendor's fair, Fourth of July parade, Ice cream socials, and coffee at the clubhouse
- Clean-up weekend

Jeff Zabinski and Jessica Tate updated progress on the covenants and bylaws. The Board has postponed the vote. Board members need to sign their names on the documents and it is vital that everything is correct and lawful. The Board is working diligently on a plan that will be shared on the website. The goal is to have it completed and voted on yet this year.

Open Forum:

Kris Rosten proposed we use some of the \$200,000 that is budgeted annually be used on dressing up the back gate. Kris will work with Fizul Basch's new committee to get estimates for something similar to the front gate.

Shawnda Prigelmeier is creating a planning committee to strengthen internal and external relationships with the DNR, Cass County, etc. This committee will organize subcommittees to bring ideas forward to develop our area with common goals and activities. There will be set guidelines on how to present ideas to the Park and Board and set rules on how to budget including possibilities of fundraising. There is a suggestion box and information will be posted on the website. This is a member led committee. Kelly Daniels, Annette Monsen, Kris Rosten and Shawnda are currently on this committee.

Shawnda motioned to create a Capital Improvement Committee. Annette Monson seconded. All in favor. Motion passed.

Glen Kastner brought forward that people want a pickleball court. He checked into the cost and estimates that it would be \$73,000 to put in the concrete pad.

Vicky Mattson is requesting that when something is posted, to please use the Wilderness Park Facebook.

Jeff Seaton asked when members are going to be told about the people who don't think there is not an association. Jeff Zabinski indicated that the Board has received letters stating that they do not want to be a part of the association. Fobs have been turned off.

Cavin Eilers asked about the \$89,000 of dues not collected. He knew when he bought there were dues. If it comes to a point that people stop paying, the roads will not get plowed, etc. He was wondering about adding a locked gate for paid members. Jeff Jordan said we had gates in the 70's that were locked at night with an armed constable. Because of mail, emergency vehicles, etc., it was no longer legal to lock the gates. The roads are privately owned and publicly used. They did check into a key fob system to raise the gate and the estimate was \$100,000 to do this. Motley said it isn't feasible for the Sheriff to be able to enter the Park.

Gordy Fiske said he is moving up to the Park permanently. He is wondering about mass lockboxes for mail. They can do it but it needs to be agreed upon by the community. Vicky Mattson stated we need to buy the mail boxes. Jeff Jordan said they could be at each gate, not at the clubhouse because the road isn't up to code. Jeff Zabinski said this is not a Board issue because it's personal property. The feeling is that they are more secure and there would be more space for deliveries. Gordy will bring it to the new committee. The postman got in touch with Dan Paul. He wanted lockboxes and sent him brochures. The cost for 50 boxes is \$3,600 for regular mail and the postman suggested putting packages in the clubhouse. This will not work for security reasons.

Melissa Ehrnst is wondering if people haven't paid dues can they be a part of a committee. That is a good question that the covenants committee will look at. Benita Bramel said definitions of a member and what they are entitled to do is needed to be in the covenants. Josh Ostrowski is arguing that allowing them to be in the committee might be a part of the solution and encourage them to pay their dues. Kris Rosten said that people in arrears on taxes get their names in the paper. People need to step up to pay dues.

Joe Froelke has been here since 1981. He was looking at last year's annual meeting minutes and is wondering what has transpired about people not wanting to be a part of the association. We need some leverage and teeth in the consequences. County rules are followed first and then Park bylaws. He is wondering how are they are enforced. When people complain, what leverage do we have?

Fizul Basch said the problem should be directed to an assessment committee to decide who is using property vs property that sits unused and assign dues accordingly. Votes would be based on that also. Right now, if there are more lots in 1 person's name, it's not fair because they only pay \$400.

Leigh Blonigan said she comes to Wilderness Park because it is about family and friends coming up to have fun. The fact that some lots have multiple campers should not be a problem and she disagrees with paying

additional dues. Her second camper is registered with Cass County. The permit allows it to stay for 14 days and then it needs to be moved. How do we know what is permitted or not?

Reginald Washington asked if we have a lawyer on retainer and what are they doing to establish liens on property. Jessica Tate explained that the lawyer can't do anything until bylaws and covenants are passed. Reginald is wondering if the current covenants are still in place. Jeff Zabinski said they are, but there are current state laws that we need to follow.

Jeff Jordan said the Board does have a system in place and asked Jessica Tate to explain the process. Jeff Zabinski said there has been a committee in place. The Board is reviewing statute 515B. The Board will post the plan when we have it on how we are going about looking at the covenants and bylaws to compare to 515B and county laws. We aren't willing to sign until it is correct. We can't change the past. We will post the plan moving forward and will be transparent. The decision not to vote happened in the last few days and the timeline is not set. The goal is to have it done this year. Oscar Ehrnst said we will do the mailing again, and we will call a special member meeting to have a vote. Currently we are under a 317A which means they are old laws and we need to add 515B for how things are run. The documents are different and have more stipulations. The current covenants are missing current items.

Reginald Washington asked about voting on covenants and is wondering about the quorum. Jeff Zabinski said we are researching it. According to the old documents the quorum would be 67%. Statute 515 says a quorum is 20%. Oscar Ehrnst reiterated a quorum is the number of people voting. We need to know which laws to follow.

Vicky Mattson said she was on at the beginning of the committee and there was going to be a choice in what is being questioned. In the bylaws, there is 1 vote, 1 dues. Either have 1 vote with 1 dues or many dues based on lots. Josh Ostrowski brought up parcels and is worried about raising dues each year. We would still lose money based on parcels. Tax statements state lots owned and Vicky would like to have a choice on the bylaws. Jessica Tate wondered if it would be a poll. Vicky would like a vote on covenants. Years ago, it was \$200 for dues. Stacy Kiffmeyer suggested we have 3 options to vote on instead of 2.

Brad Pearson is the lawyer on retainer. He was retained 3 years ago.

Robert Feldcamp is wondering about the recordkeeping process on past dues. How do you decide they have past dues. Jessica Tate explained we use QuickBooks and information is passed to each treasurer. There are 469 members with separate data fields for parcel identifications, lot numbers and fob numbers. She does a sort to compare information to the County to be sure members are up-to-date. The question was raised wondering if we can go after new owners for past dues.

Robert is wondering if we can prove within a shadow of a doubt if people have paid. Jessica Tate answered yes, we can go through the bank to check for cashed checks and the bank is reconciled each month. Rob LaFleur was the past treasurer and Gina Libbesmeier was prior. Rob stated that communication between each treasurer happens. Again, Jessica pulls Cass County GIS to compare to our database. They couldn't sell property if there is a lien which is filed with the county.

Jessica Tate said she is an accountant. She updated the chart of accounts and created a month-end packet that is brought to all meetings with reconciliation for checking, savings, the CD, bank statements, copies of checks paid and mobile checks cashed. If you want to talk numbers she would love to!

Tom Hansen went through the process of purchasing property and at the time he asked the board if there were past dues. There was \$900 outstanding that the previous owner didn't think she owed. When the title company checked, there was no lien. Tom did pay the dues because he thought it was the right thing to do. Who do we hold accountable? The prior owner or the buyer? The response is that we can't put a lien on properties until the covenants are done. A suggestion was made stating that it should be the owner's responsibility to check for past dues stated in the bylaws.

Tom Hason said that the treasurer has a big challenge to keep track of sales. If we each have 1 vote, 1 dues, we have equal power. When the dues structure was changed in 2022, we had a surplus. We currently have a healthy budget. When Tom presented the dues structure in 2019, 70-80% were in favor. The dues structure has also been polled in the past. Equal votes provide for the same investment into the park. Jessica Tate

stated the surplus was a 2-year rollover. Dan Paul stated that the board members are volunteers that put in 100s of hours and they have full time jobs.

Lori Mackedanz said buying her property took 10 months because the previous owners owed taxes and dues. It is the buyer's responsibility to check before you buy. Make sure it is notarized, etc. Osar Ernst said part of the issue is if you hire someone to check the property, they will find out these things. The County does the majority of the lots that are sold by quit claim deed and dues are not checked, only if taxes are paid. He advises buyers to go through a title company to get information.

New Board Member Election:

The terms on the Board for Tom Hanson, Kari Koren, and Kris Jackson have ended. None are going for re-election. There are three positions to fill.

Lisa Washington has owned in the park for a year and has been physically here for approximately 90 days and she has lived in a few HOAs. Lisa is retired from the US army after 20 years of active service. For the last 7 years she has been volunteering with incarcerated youth and is a mentor and facilitator of groups to change the youth's structure to flourish in society. Lisa has grown children and 1 grandchild that is 5 who live around the US. Lisa plans to give as much free time as she can. She is currently working at the University of North Dakota where she works all week and comes home on Fridays. She has many ways to communicate. Lisa is interested in the secretary position. She believes we need to work together as a community to make things better.

Benjimen Garrison has been in the Park for 5 years and likes the community. He has 10 years in military, was a pro fisher, and now a tow truck driver. He says he is stubborn and will fight for what he believes in. He said he doesn't believe in a lot of things people believe in but wants equal opportunities. He would help to find a common ground.

Theresa Mages has been in park 7 years. She came up to get away from the hustle and bustle and rules telling us what we can do. She wants to enjoy what we do and asks what we all can do to make this a better place. It's not all up to the Board.

Shannon Marklowitz has been in the Park since 2021 and enjoys the park. She has a background in non-profit. She is passionate on getting covenants passed. She has coordinated many activities and feels communication is what the park needs.

Reginald Washington is retired from the army with 31 years of service. He went to Texas A & M University and started as an Infantry soldier. He has been around the world; Germany, Korea, Pennsylvania, Florida, Seattle and all 4 corners. He has 1 child with his previous wife and 3 with Lisa. He enjoys being away from hustle of city. He is originally from Fort Worth, Texas. They are empty nesters and moved here from hurricane ally. The Park was a getaway in the summer and they decided to sell and moved to the Park. Reginald is a licensed insurance agent and works with life and health insurance. He is here Monday to Sunday. He has two dogs that are well trained and leashed on the weekends. Don't ask to pet them. He wants to assist in any way he can and willing to provide his services.

Annette Monson questioned if state law says you must be an owner to be on the Board as Benjamin is not an owner. The question was raised about spouses being on the board together. State statue allows spouses. We do need to follow the old covenants which would allow Benjamin and Reginald to be a candidate.

Volunteers to count votes are Steve Betzler, Gavin Tate, and Melony Montplaisir. Gordy Fiske nominated all 5 candidates. Mark Mann seconded. Voting Results were read by Steve Betzler as follows:

Lisa Washington	230	Benjamin Garrison	104
Shannon Marklowitz	177	Reginald Washington	52
Teresa Mages	162	Rob Rasmussen	5
Andy Blonigen	4		

Josh Ostrowski is requesting someone to assist videotaping meetings. The Park has a camera to be used.

Motion to end the meeting was made by Rose Putnum. Mark Mann seconded. All in favor. Approved.

Meeting adjourned at 11:55 by Jeff Zabinski.