



Date: September 12, 2021, Time: 9:00 am Location: Dwain Kallek's

**Attendees:** Co-President: Brent Titus, Vice-President: Dwain Kallek, Treasurer: Jenni Caverson, Members: Michelle Childs, Tom Johnson, Larry Jack Attended via phone

**Absent:** Co-President: Bill Teichman, Secretary: Rebecca Cook, Members: Len Uller,

Meeting called to order: 9:04 am by Brent Titus

- I. **Approval of September meeting minutes:** Due to family emergencies Rebecca Cook sent the minutes to the board via email prior to the meeting. Larry Jack made a motion to approve, Dwain Kallek second the motion. All others present approved.
- II. **Financials:** Jenni Caverson emailed the reports prior to the meeting for review. Brent Titus made a motion to approve Tom Johnson second it all others present approved.
- III. **Short term rentals:** Discussion of updating the handbook to include short term rentals in the valley. This will be presented to the POA at the annual meeting and voted on. If approved, WVPOA laminated lanyards will be designed. Lanyards would include bullet points on the back and updated yearly with new dates. There will be no extra charge at this time but that will be reviewed in a year.
- IV. **Bond for clearing land when building:** Each request will be on a case-by-case basis. Brent Titus updated the forestry application to include Wangler Logging and removed the others that will not harvest smaller parcels. Dwain Kallek made a motion Tom Johnson second it.
- V. **Organization of records:** will be discussed at future meetings.
- VI. **Zoning/blight issues:** There is another issue in the valley Tom Johnson and Jenni Caverson have agreed to speak to the property owner. Brent Titus will follow up with Otsego County Zoning on an open blight case in the valley. This will be discussed at the next meeting.
- VII. **New Website:** A new secure website is needed, and Brent Titus has discussed the only charge will be the monthly hosting fee. More information will be brought to the next meeting.
- VIII. **Warning and fines for dumpsters:** Letters have been created through google drive. The new forms will be used going forward making it easier to track who has received violation letters.
- IX. **Letter to Real Estate and Title Companies:** Larry Jack has drafted a letter to give to Sellers/Buyers via email to have them contact us. will be a form link added to the website.
- X. **Committee updates**
  - a) **Building** (Jason Caverson): Two new applications have been given to the board for review and approval. Pole Barn/Camping bylaw amendment to be sent and voted on at the annual meeting. Larry Jack suggested to seek legal counsel to draft the

amendment. Jenni Caverson will contact an attorney asking for clarity in the bylaws about time and number of weekends you can camp.

- b) Election (Michelle Childs): No new business
- c) Forestry (Tom Johnson): No new business
- d) Lake and Park (Dwain Kallek): The dock will be removed for improvements over winter. More totes will be bought by Dwain Kallek and shelves will be installed for organization in the shed. The cans will be returned. There are some suggestions presented to buy tables and easy up tents for functions the board is hosting.
- e) Oil and Gas Remediation (Kevin Sagasser): Kevin Sagasser and Riverside will be contacted about the water quality and setbacks to the gas well property off Menominee.
- f) Road and Snow (Larry Jack): Northwoods sent a letter to the Board about the dissolving of the shop lease with Riverside. A spreadsheet was created to better track what has been done to the roads and dates the work was completed. Jenni Caverson was asked to scan and email copies of the invoices submitted by Northwoods for work that is done to the roads. Jenni Caverson is working on the 990 to file.
- g) Dumpsters (Mike Cook): Riverside has asked Wilderness Valley to move the dumpsters. There is a great deal of discussion on locations and site work needed to be done for Waste Management to access them. Discussions and approvals will be done via email with the board prior to the next meeting.
- h) Social Media (Larry Jack, Jenni Caverson): see above for new website information.
- i) Special Events (Michelle Childs/Rebecca Cook): The fall trunk or treat/poker run had poor attendance but those present commented on how much fun the events were.
- j) Welcome (Sandy Kallek): 2 new welcome packets were delivered.

XI. **Future Business**

- a. Organization of records
- b. Zoning/blight issues
- c. New website
- d. Dumpsters
- e. Possible Park Pavilion

XII. **Adjournment:** meeting called to adjourn at 10:58am by Dwain Kallek second by Michelle Childs.

Next meeting: December 5, 2021, at 9:00 am at Dwain Kalleks or zoom meeting.