

Pathfinder Village - St. Croix Owners Association Inc.
Board of Directors Meeting
April 17, 2008
Best Western County Inn – White Bear Lake, MN - 7:30pm

President Kemna called the Board Meeting to order at 7:30pm, with the following Board Members present: Ron Esberg, Julie Orloske, Dick Wahlquist, Doug Schmidt and Bill Rau. Visitors included: Don & Deb Wright, Craig Ritchie, Jim & Kathy Hoffbeck, Don & Sandy Janaszak, Everett & Conni Waters, Rod & Marge Jenkins, Deb Troutman, Dorothy Adams, Curt & Gerry Lindquist, Doug Hocking, John Moran, Tony Luna, Joann Stickler, Brad & Kris Copeland, Dave Jenni, George & Dee Oswald, Carole & John Dahl, Bill Trcka, David Walker, Tony Skymen, Joelle Rau, Sandy Williams, Tracy Tobin, Cyndy & Steve Tverberg, Deen & Jeff LaRoue. Andy Andrews and Todd Middlebrook represented Management.

President Kemna announced that the meeting would be recorded.

Open Forum:

President Kemna announced anyone could speak on any subject for a maximum of three minutes.

Kathy Hoffbeck questioned medical response within the park.

John Dahl questioned requirements about a shed in the Ninth Addition.

Deb Troutman questioned water concerns in connection with the new well in B28.

No additional concerns or questions were presented to the Board. President Kemna closed the open forum.

REPORTS:

Spectrum Financial Group, Investment Report: Ross Thorfinnson presented the quarterly reports, ending March 2008. Ross stated that the balance as of March 27, 2008 was \$513,411.57. Ross also commented that additional funds of roughly \$84,000.00 would be added to the reserves within the next 60 days. These funds were a donation from an anonymous lot owner at the time of her death.

Park Report: Andy Andrews outlined the status of new FireWise Grant and Evacuation Plan for the park. Other discussion included, lot owner collections, foreclosure, new well location, electrical issues and various maintenance projects that were completed.

ACTION ITEMS:

March 27, 2008 Meeting Minutes: Doug Schmidt moved and Julie Orloske seconded a motion to approve the March 27, 2008 Meeting Minutes. No further discussion, the motion carried unanimously.

March 2008 – Financials: Bill Rau moved and Julie Orloske seconded a motion to approve the March 2008 Financials. Questions were asked regarding various line items within the income statement. No further discussion, the motion carried unanimously.

Moszer - 50 Amp Service: Julie Orloske moved and Doug Schmidt seconded a motion to approve the variance for 50 Amp Service for 1-1-025. The motion requires that the 50 Amp Service be installed by a Master Electrician and inspected by the State Electrical Inspector. The motion carried unanimously.

Standaert - 50 Amp Service: Bill Rau moved and Dick Wahlquist seconded a motion to approve the variance for 50 Amp Service for 1-1-013. The motion requires that the 50 Amp Service be installed by a Master Electrician and inspected by the State Electrical Inspector. The motion carried unanimously.

Wichelmann – Well Service: Bill Rau moved and Julie Orloske seconded a motion to approve the Well Variance for 8-1-030. The motion requires that the well be installed by a licensed well driller and inspected by the State of Minnesota. The motion carried unanimously.

Johnson - 50 Amp Service: Julie Orloske moved and Bill Rau seconded a motion to approve the variance for 50 Amp Service for 6-1-110. The motion requires that the 50 Amp Service be installed by a Master Electrician and inspected by the State Electrical Inspector. The motion carried unanimously.

2008 By-law – Recommendations: The By-law Committee presented recommendations to the Board of Directors and requested that the recommendations be presented to the membership at the Annual Meeting. Dick Wahlquist moved and Doug Schmidt seconded motion to accept the recommendations and allow the Association to submit the recommendations to the membership at the Annual Meeting. The motion carried unanimously.

Security Committee Recommendations: Andy Andrews presented recommendations concerning the duties and responsibilities of the Security Committee. Andy explained that the duties and responsibilities currently listed in the By-laws were vague and needed to have detailed information for the committee members. Doug Schmidt moved and Bill Rau seconded a motion to approve the updated duties and responsibilities. The motion carried unanimously.

Boom Truck Testing: Andy Andrews presented testing results from the American Test Center on the Boom Truck. Andy stated that the Boom Truck needed various repairs and requested that the unit be sold. Andy explained that the employees were concerned about the safety of the boom and were hesitant about using the equipment. Doug Schmidt moved and Ron Esberg seconded a motion that would allow the unit to be sold. The motion carried unanimously.

Recommendations – Rules Committee: Doug Schmidt requested that Board approve the updated Rules & Regulations submitted from the Rules Committee. After some discussion concerning the operation of golfcarts and the affect of the new rules, Doug Schmidt moved and Bill Rau seconded a motion to approve the new Rules & Regulations with the outlined changes. The motion carried unanimously.

Well Pricing: Andy Andrews presented cost information regarding the completion of the well near B-28. Andy explained that the well was drilled to 400ft., with a water flow of roughly 30 - 40 gallons per minute. Andy also requested the Board would need to determine the pump size and the depth of pump setting which would determine the final pricing of the well. After some discussion, Bill Rau moved and Doug Schmidt seconded a motion to place the pump motor at 400 feet using a larger pump that could deliver 40 gallons per minute from the new well. The total cost of the project would be \$26,500.00. The motion carried unanimously.

Copeland Propane Tank Variance: Bradley Copeland requested a variance to place a large propane tank common ground. After some discussion, Julie Orloske moved and Bill Rau seconded a motion to deny the variance. The motion carried unanimously.

ADJOURNMENT

Bill Rau moved and Dick Wahlquist seconded a motion to adjourn the meeting at 9:30pm.

Respectfully Submitted by:

Andy P. Andrews, Association Administrator.