

**Pathfinder Village - St. Croix Owners Association Inc.
Board of Directors Meeting
December 20, 2007
Best Western Country Inn – 6:30pm**

President Kemna called the Board Meeting to order at 6:30pm, with the following Board members present: Ron Esberg, Julie Orloske, Dick Wahlquist and Bill Rau. Doug Schmidt was absent. Visitors included Gary Quamme, Brenda Bauman, Don Wright, Jim Ordner, Bill Trcka, Dave Jenni, Melissa Molinaro, Tony Skogman, Tracy Rauchman, John Moran, Rod & Marge Jenkins, Don & Sandy Janaszak, Craig Ritchie, Deen & Jeff LaRoue, John & Heidi Koziol, Carol Kueppers, Ron Wright, Dick Podewils, Doug & Cheryl Hocking, Dorothy Adams, Jim & Kathy Hoffbeck, Katie Podewils, Nicole Neal, Gregory Stenger, Tim Shykes, Kevin Oesterreich, Deb Troutman, Glenn & Amy Norberg. 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.

Marge Jenkins questioned the additional electric tax billed on the statement.

Deb Troutman raised questions about wells throughout the park.

Deen LaRoue questioned the status of the Security Committee and questioned why the committee has not been used to address security issues.

No other concerns were presented to the Board.

President Kemna closed the open forum.

Finance Committee Recommendations: President Kemna requested the Finance Committee to recommend placement of funds received from an anonymous donor. President Kemna stated that these funds totaled roughly \$212,000.00. Jim Ordner moved and Don Wright seconded a motion to place the funds into existing reserve accounts currently managed by Ross Thorfinnson / Legacy Wealth Advisors, LLC. The motion carried unanimously.

November 15, 2007 Meeting Minutes: Bill Rau moved and Julie Orloske seconded a motion to approve the November 15, 2007 meeting minutes. The motion carried unanimously.

November 2007 Financials: Julie Orloske moved and Bill Rau seconded a motion to approve the November 2007 Financials. The motion carried unanimously.

REPORTS:

Spectrum Financial Group, Investment Report: Ross Thorfinnson presented quarterly reports to the Board of Directors. The reserve balance as of October 31, 2007 was \$359,470.60, which was a positive increase of \$8930.26 over September 2007.

Park Report: Andy Andrews discussed the status of the new FireWise Grant, well concerns, collections / foreclosures, year to date revenues / expenses and various maintenance updates from around the park.

ACTION ITEMS:

Security / Employee Concerns: Andy Andrews presented information on potential liability concerns regarding the use of volunteer security within Pathfinder Village. Potential Issues concerning workers compensation was discussed. Bill Rau moved and Julie Orloske seconded a motion requiring all security members to be employed by the Association. The motion carried unanimously.

2008 Operating Budget: The Finance Committee recommended that the 2008 Operating Budget be approved as presented. After open discussion, Bill Rau moved and Julie Orloske seconded a motion to approve the 2008 Operating Budget as presented. The motion carried unanimously.

Recommendations – By-law Committee: The By-law Committee presented changes to the Board of Directors. These changes included information added to the following areas of the By-laws:

- Adding “Executive Session” in the Definitions of the By-laws
- Article VIII, Section 1, Regular Meetings
- Article VIII, Meeting of Directors, Executive Session

Bill Rau Moved and Julie Orloske seconded a motion to approve these By-law Recommendations and have the recommendations presented to the members at the Annual Meeting. The motion carried unanimously.

Recommendations – Rules & Regulations Committee: Recommendations were presented concerning rules and regulations for the operation of snowmobiles within Pathfinder Village. President Kemna requested that the Board have time to review the information before making a decision. No action was taken by the Board of Directors.

Ratify – Action / Reserve Funds: President Kemna requested a motion to ratify action by the Board to move \$40,000.00 from the Reserve Funds into Operations. Julie Orloske moved and Bill Rau seconded a motion to ratify this action. The motion carried unanimously.

Annual Audit Proposal: Andy Andrews presented quotes from two different accounting firms to complete the Annual Audit. Andy explained that only one of proposals was cheaper than Copeland Buhl, our current auditor. After open discussion, Julie Orloske moved and Ron Esberg seconded a motion directing the Association to use Copeland Buhl to complete the Annual Audit. The motion carried unanimously.

Well Proposals: Andy Andrews presented two well proposals to the Board of Directors for a new well in the First Addition. Proposals were submitted from Kent Well Drilling and Rosga Well Drilling. The two proposals differed by \$5300.00. Andy stated that he would call Tom Rosga and question the difference in pricing. No Action was taken.

ADJOURNMENT

Julie Orloske moved and Bill Rau seconded a motion to adjourn the meeting.

Respectfully Submitted by:
Andy P. Andrews, Association Administrator.