

**Pathfinder Village - St. Croix Owners Association Inc.
Board of Directors Meeting
December 18, 2008
Best Western County Inn, White Bear Lake - 6:30pm**

President Kemna called the Board Meeting to order at 7:30pm with the following Board Members present: Bill Rau, Bill Trcka, Doug Schmidt, Don Wright and Dick Wahlquist. Visitors included Rod & Marge Jenkins, Deen LaRoue, Tracy Tobin, Deb Troutman, Craig Ritchie, Dave Seaberg, Pat Morgan, Ken & Carol Kueppers, Brenda Bauman, Jim Ordner, Ryan Podewils and Jason Walker. Andy Andrews 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.

Molinaro B4 #62, raised concerns regarding replatting lots within B4.

Rod Jenkins thanked the staff for being proactive with the new swimming pools drain requirements.

Craig Ritchie B4 #61, raised concerns about receiving Security Reports for incidents that happened on his lot.

Deb Troutman stated that the well near B28 was not working correctly.

Deen LaRoue requested location of donation funds that were used to remodel the Depot.

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

REPORTS:

Park Report: Andy Andrews outlined the current financial status ending November 2008. Other discussion included current foreclosures and judgments in process. Andy also outlined status on the Depot remodel and anticipated work in the County Store.

Spectrum Financial Group, Investment Report: Financial reports ending November 2008 were reviewed. President Kemna stated that the economy has hurt investments and a Finance Committee Meeting should be scheduled in the near future to discuss possible changes within the investment strategy.

ACTION ITEMS:

November 20, 2008 Meeting Minutes: Bill Rau moved and Dick Wahlquist seconded a motion to approve the November 20, 2008 Meeting Minutes. No discussion, the motion carried unanimously.

November 2008 Financials: Doug Schmidt moved and Don Wright seconded a motion to approve the November 2008 Financials. Don Wright stated the account numbers were missing on the income statement for November. He also raised concerns about the moving the financials into a modified accrual process. Doug Schmidt raised questions concerning various line items within the November Financials. The motion carried unanimously.

2009 - Golf Rates: The Finance Committee presented a recommendation to raise Golf Membership Rates for a single to \$250.00 and a family to \$400.00. A trail fee was discussed, however, it was not recommended to the Board. After some discussion, Don Wright moved and Bill Rau seconded a motion to approve the rate increase for memberships only. The motion carried unanimously.

2009 - Guest Sites: The Finance Committee presented a recommendation to raise the Guest Site Rates to \$24.00. After discussion, Julie Orloske moved and Doug Schmidt seconded a motion to approve the increase to \$24.00 per night. The motion carried unanimously.

2009 - Commercial Center Pricing: The Finance Committee presented a recommendation to the Board proposing increases for various items sold within the Commercial Center. Pricing changes included items such as Class V, Washed Rock, Trap Rock, Fill, Black Dirt, Labor and Machine pricing. After some discussion, Bill Rau moved and Don Wright seconded a motion to approve pricing changes. The motion carried unanimously.

Proposed Electric Billing Policy: Andy Andrews presented a recommendation that would change the current collection policy for delinquent electric billing. Andy explained that it has become difficult to collect delinquent electric charges from certain lot owners. Andy stated that he talked with East Central Electric concerning their collection policy and presented the same format to the Board. After discussion, Doug Schmidt moved and Dick Wahlquist seconded a motion to approve the new policy with some revisions. The motion carried unanimously.

2009 – Operating Budget: The Finance Committee presented a recommendation to the Board to accept the proposed budget. After some discussion, Don Wright moved and Doug Schmidt seconded a motion to approve the 2009 budget as submitted. The motion carried unanimously.

Camping Memberships: Andy Andrews presented information to the Board concerning various memberships currently using Pathfinder Village for guest site accommodations. Andy explained the only memberships that benefit lot owners within Pathfinder Village were Coast to Coast and RPI. Andy requested that Pathfinder Village drop AOR as a preferred member. Julie Orloske moved and Doug Schmidt seconded a motion to cancel the agreement with AOR. The motion carried unanimously.

Electric Billing: Andy Andrews requested that a third billing cycle be added on an annual basis. Andy explained that lot owners do not historically pay their October billing until after the New Year. Andy stated this practice creates a cash flow problem in November and December. The recommendation would be to read and bill electric usage May 1, July 31 and Oct 1. Dick Wahlquist moved and Bill Rau seconded a motion to adopt the recommendation. The motion carried unanimously.

Bad Debt Write Offs: Andy Andrews presented six delinquent accounts and requested the amounts owed be removed from the accounts receivable. Andy explained that these accounts were either uncollectible or Pathfinder Village had received the property in return. Bill Trcka moved and Don Wright moved to have these amounts removed from accounts receivable.

ADJOURNMENT

Dick Wahlquist moved and Doug Schmidt seconded a motion to adjourn the meeting at 9:50pm.

An Executive Session was held to hear concerns from Craig Ritchie.

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