

**Pathfinder Village - St. Croix Owners Association Inc.  
Board of Directors Meeting  
February 14, 2006  
Best Western County Inn - 6:30pm**

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The meeting was called to order at 6:30pm by President Kemna with the following Board members present: Ole Nelson, Dick Podewils, Julie Orloske and Ron Esberg. Dick Wahlquist and Bill Rau were absent. Visitors were Rod & Marge Jenkins, Jim Ordner, Deb Troutman, Don Wright, Bruce & Lorraine Sanborn, Craig Ritchie, Doug & Carrie Schmidt, Carroll Howland, John Moran, Dora Hanson, Ken & Carol Kueppers, Curt & Gerry Lindquist, Kim O, and Russ Litzner. Andy Andrews and Todd Middlebrook represented Management.

President Kemna announced that the meeting would be taped.

**Open Forum:**

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

John Moran suggested some possible changes for ID cards. Deb Troutman commented of the condition of restrooms "Depot." Carol Howland had questions regarding inspections, and the age of acceptable motor-homes. Dora Hansen also questioned the inspection process. President Kemna closed the open forum.

**Approval of December 22, 2005 - Meeting Minutes.** Ole Nelson moved and Julie Orloske seconded a motion to approve the December 22, 2005 Meeting Minutes. The motion carried unanimously.

**December 2005 Financials:** Julie Orloske moved and Ole Nelson seconded a motion to approve the December 2005 financials. Andy Andrews explained the year ending revenues and expenses. The motion carried unanimously.

**January 2006 Financials:** Ole Nelson moved and Julie Orloske seconded a motion to approve the January Financials. The motion carried unanimously.

**REPORTS:**

**Sun America Investment Report:** Andy Andrews presented information from Ross Thorfinnson explaining the status on the various investments. As of 12/31/2005 the investments were valued at \$310,489.88. Ross Thorfinnson will be available at the April 2006 meeting to present the quarterly report and to discuss the return of the investments.

**Park Report:** Andy Andrews commented that the year end audit had been completed, and the Association is moving forward on foreclosure proceedings with delinquent lot owners. Todd Middlebrook presented information on the 2006 recreation activities.

**ACTION ITEMS:**

**Hoffbeck Well Variance:** Dick Podewils moved and Julie Orloske seconded a motion to approve a well variance for Hoffbeck's 8-1-106. The motion states that the well must be installed by a licensed well driller and inspected by the State of Minnesota. The motion carried unanimously.

**Rules for the Golf Course Signs:** Maria Nichols submitted information on new signs for the Golf Course rules. Dick Podewils moved and Ron Esberg seconded a motion to have the Golf Committee review the information and make recommendations to the Board of Directors. The motion carried unanimously.

**Units Off Lots:** President Kemna presented information on various lots that had personal property located off their lots. Discussions also included information regarding past practices of the Association and various reasons for some of the current violations. President Kemna asked the Board how the Association should deal with the various violations in the park. After some discussion, Dick Podewils moved and Julie Orloske seconded a motion that would require the Board of Directors to evaluate each violation separately. The motion carried unanimously.

**Recommendations - Rules / Regulations:** No Action Taken

**Trailer Review Guidelines:** Julie Orloske presented updated forms that may be used for trailer inspections. Various comments were discussed regarding additional items for the form. Julie Orloske moved and Ole Nelson seconded a motion to table any action until the March 30, 2006 Board Meeting.

**Moving / Installing New Units:** President Kemna requested that Board take action on owners moving new units onto their lots. President Kemna stated that some owners have placed units off their property. President Kemna suggested that the Association require a permit that will approve the placement of the new unit on the lot. Andy Andrews suggested that the Association should not charge for the service, unless center stakes need to be found. Andy Andrews also suggested that Administration should be able to determine if a fee was necessary or not. Dick Podewils moved and Ron Esberg seconded a motion that would require the lot owner to secure a permit for moving or installing new units. The motion also stated that Pathfinder Village Administration will determine a fee if necessary. The motion carried unanimously.

**Lot Sales - Permit / Requirement:** President Kemna requested that the Board take action on individuals selling their lots through private parties and outside Realtors. President Kemna explained that the Association currently requires the Sales Office "Sandy Guilliams LLC." to obtain a "Lot Sales Permit" before the lot can be listed through that office. Ole Nelson moved and Julie Orloske seconded a motion that would require anyone selling their lot within Pathfinder Village must obtain an approved "Lot Sales" permit from the Association before the property is sold. The motion also stated that the permit fee would be \$35.00. The motion carried unanimously.

**Sunsetter Bus Request:** Last fall, Information was presented to the Board of Directors by the Sunsetter's regarding the purchase of a used school bus. The Sunsetter's stated that they would use the bus for recreational trips for seniors and youth groups. At that time the Board of Directors requested that the Sunsetter's provide additional information regarding the condition of the bus, along with licensing and insurance information. Since that time no additional information has been submitted to the Board of Directors regarding the request to purchase a bus. No action was taken.

**Residential Use / High Use Surcharge:** President Kemna requested that the Board put a moratorium in place as of June 1, 2006. The purpose of the moratorium is to temporary stop individuals from using Pathfinder Village as their full-time residence. President Kemna explained that the moratorium would not affect the individuals currently using Pathfinder Village as their permanent residence. President Kemna also explained that the moratorium would allow the Board of Directors and various committees the needed time to determine the wants and needs of the entire Association. President Kemna reminded everyone that all final recommendations will have to be presented to the members of the Association at an annual meeting before the By-laws could be changed. Julie Orloske moved and Ole Nelson seconded a motion that would enact a moratorium from June 1, 2006 until May 30, 2007. This moratorium will NOT allow additional individuals to use Pathfinder Village as their full-time residence. The motion states that a full-time resident would be defined as anyone using Pathfinder Village as their permanent residence for more than eight (8) months in a calendar year. The motion also states this moratorium will NOT affect individuals that have already established residency prior to June 1, 2006. The motion carried unanimously.

**Peter Solt Reimbursement:** Andy Andrews requested that the Board of Directors reimburse Peter Solt \$817.00 for damages sustained to his truck by the gate arm. Andy Andrews explained that the gate arm malfunctioned and came down on his truck unexpectedly. Ole Nelson moved and Dick Podewils seconded a motion to approve the claim submitted by Peter Solt.

**Teen Center:** President Kemna asked the Board if they would like to see something differently done with the Teen Center. Doug Schmidt asked if the area could be better lighted. Andy Andrews suggested that we try to provide better lighting to area this year, and address the issue later in the year, if it is still a problem. President Kemna stated that he would send a letter to the concerned lot owner. No board action was taken.

**Golf Punch Card:** President Kemna explained that there were various recommendations previously approved by the Board of Directors that were not detailed in the meeting minutes. President Kemna requested that the Board ratify the recommendations so that they can be properly outlined in minutes. The Golf Committee recommended that the punch cards be changed to offer the following: Six (6) rounds for \$50.00 and thirteen (13) rounds for \$100.00. The committee also requested that the punch cards should not expire. The recommendation also requested that there would be no increase in green fees for the 2006 season. Ole Nelson moved and Julie Orloske seconded the recommendations. The motion carried unanimously.

**Long Range Planning:** President Kemna explained that the Long Range Planning Committee had also submitted the following budget recommendations. President Kemna requested that the Board ratify the approved recommendations so that they can be properly outlined in the minutes. Long Range Planning recommended that the budget contain the following amounts: Dust control \$15,000, Gravel \$10,000, Electric Splits \$15,000, Additional Well \$10,000, Playground Equipment \$20,000, Re-Roof Firehouse \$ 5,000, Shower Remodel \$10,000, Additional Golf Equipment Storage \$15,000. Julie Orloske moved and Dick Podewils seconded a motion to approve the recommendations. The motion carried unanimously

**License Plates:** President Kemna explained the Finance Committee had submitted recommendations for License Plate Fees. The recommendation stated that each lot may purchase the first two plates for \$10.00 each, the next four plates for a cost \$25.00 each. The recommendation would only allow each lot owner to have a maximum of six plates per lot. Dick Podewils moved and Ron Esberg seconded a motion to approve the recommendations. The motion carried unanimously

**Gate Keys:** President Kemna explained the Finance Committee had also submitted recommendations for Gate Key Fees. The recommendation stated that each lot should receive the first two (2) initial gate keys at no cost, the next two gate keys for \$10.00 each, and the next six gate keys for a cost \$25.00 each. The recommendation would only allow each lot owner to have a maximum of ten gate keys per lot. The fees would not affect the current gate keys that are held by the lot owner. Julie Orloske moved and Dick Podewils seconded a motion to approve the recommendations. The motion carried unanimously

President Kemna requested that committee meetings should be held prior to opening weekend.

Security Meeting - To Be Determined

Advisory Meeting April 20, 2006 at 6:00pm, and a Saturday morning meeting prior to Memorial Day Weekend.

Medical Meeting - To Be Determined

The next Board of Directors meeting will be held on Thursday, March 30, 2006.

Ole Nelson moved and Dick Podewils seconded a motion to adjourn the meeting at 9:35pm

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