

**Pathfinder Village - St. Croix Owners Association Inc.  
Board of Directors Meeting  
February 6, 2007  
Best Western County Inn – White Bear Lake, MN - 6:30pm**

President Kemna called the Board Meeting to order at 6:30pm, with the following Board members present: Ole Nelson, Ron Esberg, Julie Orloske, Dick Wahlquist and Dick Podewils. Bill Rau was absent. Visitors included Tracy Rauchman, Craig Ritchie, Pete Kubesh, Don Wright, Curt & Gerry Lindquist, Ken Kueppers and Dave Jenni. Andy Andrews and Todd Middlebrook represented Management.

President Kemna announced that the meeting would be taped.

**Open Forum:**

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

No Comments:

President Kemna closed the open forum.

**December 21, 2006 Meeting Minutes:** Julie Orloske Stated that she attended the December meeting, however was not listed as present. Ole Nelson and Dick Podewils requested that "On Common Areas" be removed from the last line of the paragraph "Minnesota ATV Regulations" on page 2 of the Meeting Minutes. Ole Nelson moved and Julie Orloske seconded a motion to approve the December 21, 2006 minutes with changes. The motion carried unanimously.

**December 2006 – Financials:** Dick Wahlquist moved and Julie Orloske seconded a motion to approve the December 2006 – Financials. The motion carried unanimously.

**REPORTS:**

**Spectrum Financial Group, Investment Report:** As of 12/19/2006, the investments were valued at \$338,489.29, which was down slightly from November 2006 - "\$339,562.52".

**Park Report:** Andy Andrews discussed the status of the Fire Wise assessment / fuel reduction and removal. Other discussion included, the new storage building and renovation of the showers in the Opera house and Firehouse. Contractor bidding was discussed.

**Department of Commerce – Annual Report:** The Board of Directors reviewed the "Annual Reporting" required by the Department of Commerce. No action was taken.

**Public Offering Statement:** The Board of Directors reviewed the "Public Offering Statement", which is an annual report required by the State of Minnesota. No action was taken.

**Analysis of Bad Debt:** Andy Andrews presented an analysis of the bad debt and explained that the information was forwarded to Boyce Law Office to assist with collections. Andy explained that the collection process might include property liens, and foreclosure.

**ACTION ITEMS:**

**St. George – 50 Amp Service:** Dick Podewils moved and Ole Nelson seconded a motion to approve the variance for 50 Amp Service for 2-1-038. 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

**Hauck – 50 Amp Service:** Julie Orloske moved and Dick Wahlquist seconded a motion to approve the variance for 50 Amp Service for 10-1-009. 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

**Reserve Funds – Balance Year End:** Andy Andrews requested that the Board reallocate \$15,000.00 from Reserves to the Operating Account. Andy explained that the Board of Directors approved \$30,000.00 for electrical repairs in 2006. At the time of the approval, the Board was cautioned that Reserve Funds might need to be used to complete the repairs because the expense was not budgeted in the 2006-operating budget. Andy Andrews requested that the Association allow the Auditor to determine the final dollar amount that needs to be transferred from Reserves to the Operating Account. Ole Nelson moved and Ron Esberg seconded a motion to approve the transfer of funds from Reserves to the Operating Account. The motion carried unanimously.

**Paro – Trailer Variance:** Information concerning the variance was tabled from December 2006. At that time, the Board of Directors directed Pathfinder Village to determine the expense of moving the living space and trailer onto the lot. The trailer is currently in violation because it is not completely located on the lot,"6-1-018". Andy Andrews explained that Pathfinder Village could not properly move the living space without damaging the unit. President Kemna recommended that the Board consider a "Temporary Variance". President Kemna explained that a "Temporary Variance" would allow the trailer and living space to remain in its current location, or until such time when a change on the lot a would require a permit from the Association. Ole Nelson moved and Dick Podewils seconded a motion to approve a "Temporary Variance" for the trailer and living space currently located on 6-1-018. The motion also requires that the Sales Office be notified of the "Temporary Variance" so that the variance is properly disclosed in the event of a sale. The motion carried unanimously.

**Approval of Committee Members:** An updated "Committee Listing" was submitted to the Board of Directors for their approval. Changes and additions included Adding Julie Orloske as the Liaison of the Advisory Council, adding Jim Ordner to the Golf Committee, and adding Ryan Podewils to the Finance Committee. Dick Podewils moved and Ron Esberg seconded a motion to approve the Committee Members with the additions and corrections that were listed. The motion carried unanimously.

#### **NEXT MEETING**

The next Board of Directors meeting will be held on Thursday, March 29, 2007 at the Best Western County Inn in White Bear Lake.

#### **ADJOURNMENT**

Dick Podewils and Dick Wahlquist seconded a motion to adjourn the meeting.

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