

**Pathfinder Village - St. Croix Owners Association Inc.**  
**Board of Directors Meeting**  
**July 15, 2006**  
**Best Western County Inn - 6:30pm**

The meeting was called to order at 10:00am by President Kemna with the following Board members present: Ole Nelson, Dick Podewils, Julie Orloske, Ron Esberg, Dick Wahlquist and Bill Rau. Visitors included: Deb Troutman, Bill & Pat Steigerwalt, Kathy Hoffbeck, Mary Ann Pavek, Ivan Salgy, Wendall Arndt, Marilyn Pfiffner, Jerry Nelson, James Ordner, Jim Pavek, Randy McCann, Joe & Joanne Stickler, Vivian & Ed Oswald, Jerry Hoppe, Joelle Rau, Earlene Walquist, Don & Deb Wright, Tim Shykes, Ron Sullivan, John Moran and Ron & Julie Harms. Andy Andrews 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.

Kathy Hoffbeck commented on the loud pipes on certain golf carts.

John Moran commented on rumors about Security and Board Members.

Carol Kueppers stated that people should not drop off used batteries outside Ala-cart after hours.

John Moran commented on Rally Security

Vivian Oswald commented on the trash compactor, and the desire for laundry facilities

Deb Troutman commented on demolishing trailers, and the cost of transfer station in Hinckley.

Tim Shykes questioned why the Board Members needed radios. Tim Shykes claimed that he was short radios for Medical.

President Kemna closed the open forum.

**Approval of June 15, 2006 - Meeting Minutes:** Ole Nelson moved and Bill Rau seconded a motion to approve the June 15, 2006 Meeting Minutes. Ted Kemna and Julie Orloske commented on some clerical errors in the minutes. Andy Andrews stated that he would make the necessary changes and include the revised minutes in the July Board Packet. The motion carried unanimously.

**June 2006 Financials:** Julie Orloske moved and Ron Esberg seconded a motion to approve the May 2006 financials. Andy Andrews explained the revenues and expenses in detail. The motion carried unanimously.

## **REPORTS:**

**Sun America Investment Report:** Andy Andrews presented information on the status on the various investments. As of 6/30/2006 the investments were valued at \$316,143.98. Ross Thorfinnson will also be available at the August Meeting to present the quarterly report and to discuss the return of the investments. A Finance Committee Meeting will be held immediately following the Board Meeting on August 12, 2006.

**Park Report:** Andy Andrews discussed the status of the Fire Wise assessment, and the discussion shared with the Pine County Planning Commission regarding the replatting of various lots. Andy Andrews also commented on the status of the golf irrigation and the well.

## **ACTION ITEMS:**

**Kusz – 50 Amp Service:** Dick Wahlquist moved and Bill Rau seconded a motion to approve the variance for 50 Amp Service for 4-1-089. 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.

**Reisner – 50 Amp Service:** Julie Orloske moved and Dick Wahlquist seconded a motion to approve the variance for 50 Amp Service for 4-1-087. 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.

**Walbridge – 50 Amp Service:** Ole Nelson moved and Dick Podewils seconded a motion to approve the variance for 50 Amp Service for 11-1-013. 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.

**Lodin – 50 Amp Service:** Dick Podewils moved and Ron Esberg seconded a motion to approve the variance for 50 Amp Service for 11-1-020. 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.

**Houghtaling – 50 Amp Service:** Julie Orloske moved and Bill Rau seconded a motion to approve the variance for 50 Amp Service for 5-1-003. 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.

**Trailer Inspections:** Andy Andrews presented the following trailer inspections that were completed by the Board of Directors.

Mundell – 08-1-075. 1984-Travel Craft Motor home. Dick Podewils moved and Bill Rau seconded a motion to approve the trailer for three years. The motion carried unanimously

Andy Andrews also requested that Board of Directors determine if it was necessary to re-inspect outdated trailers that have not changed from original ownership. Andy Andrews explained that the Board of Directors had inspected a trailer three years ago that was for sale, which is still owned by the same owner. Dick Podewils moved and Ron Esberg seconded a motion to re-inspect all expired inspections that have been previously inspected by the Board of Directors. This motion will include trailers still owned by the original owner. The motion carried unanimously.

**Boyce Law Office – Expenses:** President Kemna requested that the Board review the expense submitted by Boyce Law Office for legal opinions concerning the replatting of various lots. Dick Podewils moved and Bill Rau approved the expense of \$2325.00. The motion carried unanimously.

**Electrical Splits:** Andy Andrews requested that the Board spent additional funds to complete electrical splits in C9, C10, A8, H1 and H2. Andy Andrews explained that these areas have had considerable electrical problems, and would cost approximately \$30,000.00 to complete these splits. Dick Podewils moved and Ron Esberg seconded a motion to approve the additional funding to complete the electrical splits. Further discussion included using reserves funds to complete the project, funding the project will be determined prior to year end with recommendations from the Finance Committee. The motion carried unanimously.

**Recommendation – Long Range Planning Committee:** The Long Range Planning Committee presented concerns to the Board of Directors. These concerns included the Dryland Marina and compactor areas. The committee explained that they would be meeting August 5 and would be presenting a recommendation to the Board at their next meeting.

**Pine County Replatting / Expenses:** President Kemna explained that the preliminary plats had been submitted to Pine County for their review. President Kemna explained that there will be additional fees and requirements from Pine County.

**Irrigation Pond / DNR Suspension:** Andy Andrews explained that The DNR had suspended the permit for the Irrigation pond. Andy Andrews also explained that the park requested that DNR change the permit to allow the use of well water to supplement the pond. The DNR stated that they would allow use from the pond, if water depth is maintained and usage is recorded on daily basis.

**Hauck Lot Violations:** President Kemna requested that the Board of Directors make a decision on a time frame regarding Hauck's (10-1-009) lot violation. President Kemna explained that the Hauck's had placed his trailer at least 8 feet onto the neighboring lot and added additional decking without a permit. Dick Podewils moved and Bill Rau seconded motion requiring the Hauck's (10-1-009) to have the violations corrected by November 1, 2006.

**Fire Ban:** Andy Andrews requested that the Board of Directors enforce a fire ban within park because of extreme dry conditions. Ole Nelson moved and Ron Esberg seconded a motion to enforce the fire ban until further notice.

**NEXT MEETING**

The next Board of Directors meeting will be held on Saturday, August 12, 2006 at 10:00am in the Great Hall at Pathfinder Village.

**ADJOURNMENT**

Bill Rau moved and Dick Wahlquist seconded a motion to adjourn the meeting at 12:30pm

Respectfully Submitted by:

Andy P. Andrews, Association Administrator.