

**Pathfinder Village - St. Croix Owners Association Inc.  
Board of Directors Meeting  
March 29, 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, and Dick Podewils. Bill Rau and Dick Wahlquist were absent. Visitors included Craig Ritchie, Don Wright, Jim & Kathy Hoffbeck, Tracy Rauchman, Rod & Marge Jenkins, Deb Troutman, Doug & Carrie Schmidt, Ken & Carol Kueppers, Bill Trcka, Pete Kubesh and Jim Ordner. 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.

Kathy Hoffbeck commented on a Backhoe that is parked at the end of F-14. Andy Andrews explained that the owner was sent a letter requesting that the Backhoe be removed within 15 days.

President Kemna closed the open forum.

**February 6, 2007 Meeting Minutes:** Ole Nelson moved and Julie Orloske seconded a motion to approve the February 6, 2007 Meeting Minutes. The motion carried unanimously.

**January 2007 – Financials:** Ole Nelson moved and Dick Podewils seconded a motion to approve the January 2007 – Financials. The motion carried unanimously.

**February 2007 – Financials:** Julie Orloske moved and Ron Esberg seconded a motion to approve the February 2007 – Financials. The motion carried unanimously.

**REPORTS:**

**Investment Report:** Ross Thorfinnson outlined the status of the Investments. Current value of the investments as of February 28, 2007 is 345,658.49. Ross will be presenting the quarterly reports at the Annual Meeting.

**Park Report:** Andy Andrews discussed the status of the FireWise project. Andy Andrews explained that the fuel reduction “removal of dead or diseased trees would be continuing throughout the spring and summer. Other FireWise discussion included evacuation plans, firebreaks and additional dry hydrants. The renovation of the showers is near completion. Fire Ban will go into effect April 1, 2007.

**ACTION ITEMS:**

**Toews - Well Variance:** Ole Nelson moved and Julie Orloske seconded a motion to approve a well variance for 9-1-123. The motion requires the Well must be installed by a Licensed Well Driller, and inspected by the State of Minnesota.

**Toews – 50 Amp Service:** Julie Orloske moved and Dick Podewils seconded a motion to approve the variance for 50 Amp Service for 9-1-123. 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

**Kloskin – 50 Amp Service:** Julie Orloske moved and Ron Esberg seconded a motion to approve the variance for 50 Amp Service for 2-1-54. 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

**Schultz – 50 Amp Service:** Dick Podewils moved and Ole Nelson seconded a motion to approve the variance for 50 Amp Service for 4-1-038. 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

**Recommendations – By-Law Committee:** The By-Law Committee presented recommendations to the Board of Directors. The Board reviewed the recommendations and President Kemna will be rewriting changes that were discussed. The Board will act on the final recommendations at the April 2007 meeting.

**Reserve Funds – Balance Year End:** Andy Andrews explained that he was waiting for the Auditor to make final adjustments for 2006 before removing funds from the Reserve Account. No action needed because the resolution was approved on February 6, 2007.

**Rental Agreement – Great Hall / Clubhouse:** Todd Middlebrook presented an Agreement that will be used by owners renting the Great Hall or Clubhouse. Ole Nelson moved Julie Orloske seconded a motion to approve the Rental Agreement. The motion carried unanimously.

**Moon Light Golf Scheduling:** Andy Andrews requested that the Board of Directors determine if the Association should continue to have Moon Light Golf Tournaments. Andy Andrews stated the tournaments were canceled last year due to damage, noise complaints and alcohol consumption. Three dates were presented to the Board as possible tournament dates. Ron Esberg moved and Julie Orloske seconded a motion to accept the dates of June 30, July 28, and August 25. The motion requires all Moon Light Golf Tournaments classified as “Family Functions”, which will not allow consumption of alcohol. The Motion also requires all individuals playing in the tournament to sign an acknowledgement form with outlines the requirements of the tournament. The motion carried unanimously.

**Dryland Marina Rental – Oversize Items:** Andy Andrews requested that the Board determine a pricing structure for the “oversized items” in the Dryland Marina. Various Owners suggested that owners be charged .357 cents per square foot, which is the same rate for a normal site. The Owners also suggested that any overage should be charged times the width of 12 feet. Julie Orloske moved and Ron Esberg seconded a motion to approve the pricing. The motion carried unanimously.

**ATV Usage – 90cc or Less:** Andy Andrews requested a ruling from the Board of Directors concerning individuals under the age of 12 operating ATV’s in Pathfinder Village. The Board of Directors adopted the State Law that requires anyone over the age of 12 to complete a DNR sanctioned training course. After much discussion, Dick Podewils moved and Ole Nelson seconded a motion to restrict anyone under the age of 12 from operating any type of ATV within Pathfinder Village. The motion carried unanimously.

**Property Auctions:** Andy Andrews stated that he received a request from a lot owner to hold an auction for his property. Andy Andrews explained that the current By-Laws / Rules & Regulations do not address the issue of holding public auctions within Pathfinder Village. Ole Nelson moved and Ron Esberg seconded a motion to deny public auctions within Pathfinder Village. The motion carried unanimously.

**Pricing / Sale – Fire Wood:** No Action Taken. Ole Nelson moved and Julie Orloske seconded a motion to table any action until the April 2007 meeting. The motion carried unanimously.

**Roll-Offs – 2007 Season:** Andy Andrews requested that the Board determine how many roll-offs will be allowed for the season. Andy Andrews explained that the Association spent roughly \$9000.00 last year for roll-offs. Andy explained that the Association should try to cut the expense in half if possible. Julie Orloske moved and Ron Esberg seconded a motion to allow two roll-offs per month starting May 1, and ending September 30. The motion carried unanimously.

**Board of Directors – Nominee Information:** Andy Andrews presented an updated Informational sheet for nominees. Ole Nelson moved and Dick Podewils seconded a motion to approve the updated informational form. The motion carried unanimously.

**Slate of Nominees:** Ron Esberg presented the candidates for the 2007 election. The current slate consists of six members, Bill Rau, Dick Wahlquist, Craig Ritchie, Jim Ordner, Pete Kubesh and Doug Schmidt. Dick Podewils moved and Julie Orloske seconded a motion to approve the candidates. The motion carried unanimously.

#### **NEXT MEETING**

The next Board of Directors meeting will be held on Thursday, April 26, 2007 at the Best Western County Inn in White Bear Lake.

#### **ADJOURNMENT**

Ole Nelson moved and Dick Podewils seconded a motion to adjourn the meeting at 9:40pm.

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