

**Pathfinder Village - St. Croix Owners Association Inc.**  
**Board of Directors Meeting**  
**March 30, 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, Bill Rau and Ron Esberg. Dick Wahlquist was absent. Visitors were Don & Sandy Janaszak, Jim Ordner, Don Wright, Craig Ritchie, Rich & Hope Dietrick, Jim & Kathy Hoffbeck, Rick & Maryann Pavek, Tracy Rauchman, Patricia Sevelin, John & Heidi Koziol, Doug & Shirley Janke, Doug & Carrie Schmidt, Cyndy Tverberg, Gordeen LaRoue, Pat Morgan, Jim Vandenberg, Deb Troutman, Jim & Lori Costello, Jim Pavek, Joelle Rau, and Ken Kueppers. 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.

Craig Ritchie – Stated that a new lot owner had a tree down.

Jim Costello – Stated that no one could tell him how he could use his property. He stated that he is going to use his property full- time. Jim also commented on the Internet access within the park.

Kathy Hoffman – Is concerned about the Association limiting residential living. She also asked about mailboxes within the park.

Lori Costello – Raised concerns about limiting residential living.

Jim Pavek – Stated that roads in the “F’s” are in bad shape.

Deb Troutman – Stated trailers on B-31 lot 2, B-33 lot 41 and B-25 need to be removed.

Pat Sevelin – Also commented on the same trailers.

Don Janazek – Stated that he was going to retire in the park, and that the Board should leave the residential issue alone.

Doug Schmidt – Shared some security concerns about individuals currently in the park.

Cyndy Tverberg – Stated that individuals should not raise children in the park.

Rich Pavek – Raised some concerns with his well variance.

Deen LaRoue – Stated that the web page has not been updated, she also commented that roads are very slippery and something needs to be done in regards to sanding.

Sandy Gulliams – Commented on the roads within the county, and the cost of sanding.

President Kemna closed the open forum.

**Approval of February 14, 2006 - Meeting Minutes.** Ole Nelson moved and Bill Rau seconded a motion to approve the February 14, 2006 Meeting Minutes. President Kemna stated that following corrections need to be made. Page 2 “Moving / Installing New Units” The minutes should of stated that a permit is required. Page 2 “Lot Sales – Permit / Requirement” The minutes should read that the permit fee is \$35.00. Page 2-a “Residential Use / High Use Surcharge” The minutes should have stated that: The moratorium will NOT allow additional individuals to use Pathfinder Village as their full-time residence. The motion carried unanimously.

**February 2006 Financials:** Bill Rau moved and Julie Orloske seconded a motion to approve the February 2006 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 3/23/2006 the investments were valued at \$321,252.81. 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 stated that the park was working on refurbishing the bathhouses and working on other various projects throughout the park. Andy Andrews also explained the Association had retained an attorney to assist with collection and foreclosure of delinquent lot owners. Todd Middlebrook explained that he would be presenting information on new playground equipment.

**ACTION ITEMS:**

**Richard Pavek - Well Variance:** Dick Podewils moved and Bill Rau seconded a motion to approve a well variance for Pavek's 8-1-91 or 8-1-92. Richard Pavek explained that the well would go on either lot 91 or 92 depending on proper access for the well driller. The motion states that Richard Pavek would have to notify the Association as to the final location. The motion also states that the well must be installed by a licensed well driller and inspected by the State of Minnesota. The motion carried unanimously.

**Richard Pavek – 50 Amp Service:** Ole Nelson moved and Dick Podewils seconded a motion to allow the Paveks' 8-1-091 to have 50 Amp service brought to their property. The motion also states that the Pavek's must have the 50 amp service installed by a Master Electrician and have the work inspected by the State Electrical Inspector. The motion carried unanimously.

**Jim Pavek – 50 Amp Service:** Julie Orloske moved and Bill Rau seconded a motion to allow the Paveks' 8-1-092 to have 50 Amp service brought to their property. The motion also states that the Pavek's must have the 50 amp service installed by a Master Electrician and have the work inspected by the State Electrical Inspector. The motion carried unanimously.

**Hoffbeck – 50 Amp Service:** Julie Orloske moved and Dick Podewils seconded a motion to allow the Hoffbeck's 8-1-106 to have 50 Amp service brought to their property. The motion also states that the Hoffbeck's must have the 50 amp service installed by a Master Electrician and have the work inspected by the State Electrical Inspector. The motion carried unanimously.

**Cook – 50 Amp Service:** Bill Rau moved and Julie Orloske seconded a motion to allow the Cook's 4-1-091 to have 50 Amp service brought to their property. The motion also states that the Cook's must have the 50 amp service installed by a Master Electrician and have the work inspected by the State Electrical Inspector. The motion carried unanimously

**Trailer Review Guidelines:** Julie Orloske presented updated forms that will be used for trailer inspections. Various comments were discussed regarding additional items for the form. Bill Rau moved and Dick Podewils seconded a motion to approve the inspection form with the changes discussed. The motion carried unanimously

**RV Show Agreement:** Andy Andrews presented contractual information regarding the 2007 RV / Camping Show. Ole Nelson moved and Julie Orloske seconded a motion to approve the contract for the 2007 RV / Camping Show. The motion carried unanimously.

**County Store Equipment:** Andy Andrews presented information on new equipment options for the ice cream machine in the County Store. Andy Andrews explained that the machine would generate additional revenue and would be much more efficient than the current process of blending the ice cream. Bill Rau moved and Julie Orloske seconded a motion to approve the purchase of the Crunchie Cream equipment. The motion carried unanimously.

**Playground Equipment:** Todd Middlebrook presented two different proposals that outlined different styles of playground equipment. Todd explained that the older equipment would be removed and the new playground equipment will be located closer to the tennis courts. Ole Nelson moved and Bill Rau seconded a motion to approve the new equipment from St. Croix Inc. valued at \$24,000.00. The motion carried unanimously.

**Capital Improvement Funds:** Andy Andrews stated that he would like to realign some of the Capital Improvement funds. Andy Andrews explained that the \$10,000 initially budgeted for shower stalls in the bathhouses would not be utilized this season. He also stated that the well expense would exceed the budgeted amount of \$10,000.00. No Board action was taken.

**Security Contract – Dick Podewils:** Andy Andrews requested that the Association use Dick Podewils to provide security services during the off season “Oct – May”. Andy Andrews explained that Jared Rosati has limited availability during the winter months because of other obligations. Andy Andrews requested that we contract with Dick Podewils for security on monthly basis. President Kemna explained that the current By-laws do not allow for a Board Member to receive compensation, unless the remaining Board of Directors approves it. Ole Nelson moved Bill Rau seconded a motion to approve the contract services with Dick Podewils. The motion carried unanimously

**Pathfinder Village Employees / Board of Directors:** President Kemna requested that the Board of Directors determine if it was in the best interest of the Association to have an hourly employee sit on the Board of Directors. Bill Rau moved and Ron Esberg seconded a motion that would not allow a member working for the Association as an hourly employee, be nominated for the Board of Directors. The motion carried unanimously

The next Board of Directors meeting will be held on Thursday, April 20, 2006 at 7:30pm. The Advisory Council Meeting will be held at 6:30pm that same evening.

Ole Nelson moved and Julie Orloske seconded a motion to adjourn the meeting at 9:10pm

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