

**Pathfinder Village - St. Croix Owners Association Inc.
Board of Directors Meeting
March 27, 2008
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: Ron Esberg, Julie Orloske, Dick Wahlquist and Doug Schmidt. Bill Rau was absent. Visitors included: Rod & Marge Jenkins, Don & Deb Wright, Kathy Hoffbeck, Kevin Oesterreich, Tracy Rauchman, John Moran, Tracy Tobin, Deen & Jeff LaRoue, Don & Sandy Janaszak, Craig Ritchie, Nick & Joan Devito, Ken & Carol Kueppers, Deb Troutman, Jean Esberg and Bill Trcka. Andy Andrews and Todd Middlebrook represented Management.

President Kemna announced that the meeting would be recorded.

Open Forum:

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

Don Wright questioned the electrical marking throughout the park. Andy Andrews explained that the power company was replacing underground power lines.

President Kemna closed the open forum.

REPORTS:

MDH – Sanitary Survey Report: Andy Andrews presented a report submitted by the Minnesota Department of Health. The report outlines needed repairs for wells / water lines and removal of buried fuel tanks within Pathfinder Village. Andy Andrews stated the he would have a proposal for costs in the near future. The Board of Directors took no action.

Spectrum Financial Group, Investment Report: Ross Thorfinnson presented the quarterly reports, ending March 26, 2008. Ross stated that after fees and withdrawals the annual return for 2007 was 6.54% for the year. Ross also stated that the Association has received roughly a 10% return since August 2004. The Investment balance as of March 26, 2008 was \$513,411.57.

Park Report: Andy Andrews outlined the requirements for the new FireWise Grant, which was approved for \$40,000.00. Other discussion included, lot owner collections, foreclosure, bathhouse repairs, new well location, electrical issues and various maintenance projects that were being completed.

ACTION ITEMS:

February 4, 2008 Meeting Minutes: Dick Wahlquist moved and Julie Orloske seconded a motion to approve the February 4, 2008 Meeting Minutes. President Kemna requested the names of the Nominating Committee be added to the meeting minutes. The members approved for the Nominating Committee are as follows: Deen LaRoue, Carrie Schmidt, Nick Devito, Joan Devito, Sheryl Kummer, Tom Murphy and Kelly Nash. No further discussion, the motion carried unanimously.

January 2008 – Financials: Julie Orloske moved and Dick Wahlquist seconded a motion to approve the January 2008 Financials. The motion carried unanimously.

February 2008 – Financials: Dick Wahlquist moved and Ron Esberg seconded a motion to approve the January 2008 Financials. President Kemna asked Andy Andrews to detail the revenue and expenses through February 2008. No further discussion, the motion carried unanimously.

Recommendation – Teen Center Area: Andy Andrews presented concerns and photos of vandalism and destruction that has occurred within Teen Center. A recommendation was presented to remove the fire pit from the Teen Center and relocate the fire pit closer to the Clubhouse. Dick Wahlquist moved and Julie Orloske seconded a motion to remove the fire pit and repair the damage to the structure. Further discussion included possible relocation of the fire pit and uses of the structure. No action was taken in regards to the relocation of the fire pit. The motion carried unanimously.

Recommendation – Operational Hours: Andy Andrews presented a recommendation requesting changes in operation hours for the Park Office, County Store, Recycling / Compactor Area and Mini Golf. Andy explained that changing the hours would benefit owners and guests, along with better utilization of staffing. Dick Wahlquist moved and Doug Schmidt seconded a motion to approve the recommendation. The motion carried unanimously.

Recommendations – Holding Tank Pricing: Andy Andrews presented a recommendation requesting that the Association increase the pricing of a holding tank from \$1300.00 to \$1350.00. After further discussion, Doug Schmidt moved and Julie Orloske moved to increase the installation of a holding tank from \$1300.00 to \$1400.00. The motion carried unanimously.

Barber Tax Lien: Andy Andrews requested that the Association pay delinquent property taxes due to Pine County. Andy explained that Barber's property was scheduled for foreclosure through the Association and would be taken by the Pine County if delinquent taxes were not paid. Dick Wahlquist moved and Doug Schmidt seconded a motion to approve the payment of delinquent taxes to Pine County. The motion carried unanimously.

Chapel Island Bridge: Andy Andrews presented photos detailing the condition of the bridge to Chapel Island. Andy requested that the bridge be removed because of possible liability issues.

Discussion included the future use of Chapel Island and reconstruction of the bridge. Doug Schmidt moved and Julie Orloske seconded a motion to remove the bridge and prepare quotes for possible replacement. The motion carried unanimously.

Ratify Copier Lease: Andy Andrews requested that the special action taken by the Board of Directors concerning the acceptance of a 60-month lease with Duluth Typewriter be ratified into the minutes. Julie Orloske moved and Dick Wahlquist seconded a motion to ratify the action on the copier lease. The motion carried unanimously.

Ratify Furnace Replacement: Andy Andrews requested that Board ratify the action taken to replace the two furnaces in the Clubhouse. Andy explained that he contacted President Kemna with a request to replace the two furnaces in the Clubhouse because of needed repairs and carbon monoxide issues. Dick Wahlquist moved and Julie Orloske seconded a motion to ratify the action into the minutes. The motion carried unanimously.

2008 Election Candidates – Board of Directors

The Nomination Committee chaired by Doug Schmidt with Kelly Nash as secretary recommended that the following persons be on the slate of candidates for the 2008 election: Rod Jenkins, John Moran, Julie Orloske, Craig Ritchie, Bill Trcka and Don Wright. Doug Schmidt explained that the association would be electing 4 people this year because of Ole Nelson's Resignation and the board would need to decide who is elected to 3 year terms and who is elected to 1 year terms.

Doug Schmidt explained that if the terms were not staggered properly, there would be no election next year. In order to get back to the staggered terms, 4 persons should be elected this year with the 2 persons receiving the highest number of votes getting 3 year terms, and 2 persons receiving the next 2 highest number of votes getting the 1 year terms.

It was explained by the Nomination Committee that the By-laws, which were amended in 2005 establishing term limits, only allowed a person to serve 3 consecutive, 3 year terms and since Ted Kemna had been on the Board for more than 9 years, he could not run again. On a motion by Ron Esberg and a seconded by Doug Schmidt the slate was accepted.

After much discussion on the issue of when the amended By-Laws take effect. It was determined that amendments to the Bylaws are only enforced from the day they are approved by the membership.

“Article XVI, Section 1. Amendments” States that: Amendments to the Bylaws and Declarations take effect upon the date of the adoption by the membership.

A motion was made by Ron Esberg and seconded by Julie Orloske to amend the original motion to add the name of Ted Kemna to the slate. On a motion by Doug Schmidt and seconded by Julie Orloske an additional amendment was made to explain that Ted Kemna's name was added because time only counted from the date the By-laws were adopted. The additional amendment was accepted unanimously. The first amendment with the additional amendment added was accepted unanimously. The original motion with the amendments was accepted unanimously.

Lot Owner Request – “21 Gun Salute”: Andy Andrews stated that a lot owner was requesting permission to have a memorial service with military honors for Bill Collette. The military honors would consist of a 21-gun salute performed by local honor guard. Andy explained that honor guard would use blanks or caps. Doug Schmidt moved and Julie Orloske seconded a motion to approve the memorial service and asked that service be held in a common area near the Clubhouse. The motion carried unanimously.

NEXT MEETING

The next Board of Directors meeting is scheduled for 7:45pm on Thursday, April 17, 2008 at the Best Western County Inn in White Bear Lake. The Board Meeting will be held following the Advisory Council Meeting scheduled for 6:30pm.

ADJOURNMENT

Doug Schmidt moved and Julie Orloske seconded a motion to adjourn the meeting at 9:26pm.

Respectfully Submitted by:

Andy P. Andrews, Association Administrator.

