

**Pathfinder Village - St. Croix Owners Association Inc.
Board of Directors Meeting
November 15, 2007
Best Western Country Inn – 6:30pm**

Vice President Nelson called the Board Meeting to order at 6:30pm, with the following Board members present: Ron Esberg, Julie Orloske, Dick Wahlquist, Doug Schmidt and Bill Rau. President Kemna was absent. Visitors included Deb Troutman, Joelle Rau, Don Wright, Dick Podewils, Dave Jenni, Linda Gutierre, Tony Skogman, Melissa Mollinaro, Gene & Kathy Sternberg, Jim Ordner, Deen & Jeff LaRoue, Jason Walker, Craig Ritchie, Jim Kathy Hoffbeck, Rod & Marge Jenkins, Bill Trcka and Ken Kueppers. Andy Andrews and Todd Middlebrook represented Management.

Vice President Nelson announced that the meeting would be recorded.

Open Forum:

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

Rod Jenkins questioned the cleaning hours for the bathhouses and stated that times should be reposted if the cleaning times change.

Craig Ritchie questioned information on executive / closed meetings.

Gene Sternberg requested action regarding electrical damage in C5 be placed on the agenda.

Deb Troutman requested action on leaky wells within Pathfinder Village.

Deen LaRoue presented that following questions and concerns:

- Continuing the functions of the Security Committee.
- Security members on the Board of Directors.
- Fulltime security within Pathfinder Village.
- Voice recording of Board Meetings.
- Webpage concerns – Agendas & Committee updates

No other concerns were presented to the Board.

Vice President Nelson closed the open forum.

September 20, 2007 Meeting Minutes: Bill Rau moved and Dick Wahlquist seconded a motion to approve the September 20, 2007 meeting minutes. The motion carried unanimously.

September 2007 Financials: Julie Orloske moved and Bill Rau seconded a motion to approve the September 2007 Financials. The motion carried unanimously

REPORTS:

Spectrum Financial Group, Investment Report: Ross Thorfinnson presented quarterly reports to the Board of Directors. The reserve balance as of September 30, 2007 was \$352,515.45.

Park Report: Andy Andrews discussed the status of the new FireWise Grant, well concerns and year to date revenues / expenses.

ACTION ITEMS:

Recommendations – Finance Committee: Andy Andrews presented a draft of the 2008 Operating Budget to the Board of Directors. Bill Trcka commented that the Finance Committee reviewed the draft and recommended the Board accept the 2008 budget. No action was by the Board.

2008 Association Dues: Andy Andrews commented that the Finance Committee is recommending a \$25.00 annual increase from 2007. Bill Rau moved and Dick Wahlquist seconded a motion to approve a \$25.00 increase to \$760.00 annually for 2008 Association Dues. The motion also stated that the Association will offer a \$105.00 discount if paid by February 1, 2008, and a \$100.00 discount if paid prior to May 1, 2008. The Motion carried unanimously.

Rosga Well Drilling - Andy Andrews presented a quote from Rosga Well Drilling for a proposed well in the 1st Addition. The Board requested that the Administrator obtain a second bid from a qualified well driller. Doug Schmidt moved and Julie Orloske seconded a motion to table any action until a second quote could be obtained. The Motion carried unanimously.

Ratify – Raiten / 50- Amp Service: Doug Schmidt moved and Bill Rau seconded a motion to ratify the action taken by the Board at a special meeting on October 3, 2007. The original motion was made by Dick Wahlquist and seconded by Doug Schmidt to approve a variance for a 50 – Amp service for 09-01-073. The original motion required the electrical service be installed by a Master Electrician, and inspected by the State Electrical Inspector. The Motion carried unanimously.

Ratify – Hocking / 50- Amp Service: Julie Orloske moved and Doug Schmidt seconded a motion to ratify the action taken by the Board at a special meeting on October 3, 2007. The original motion was made by Bill Rau and seconded Julie Orloske to approve a variance for a 50 – Amp service for 02-01-011. The original motion required the electrical service be installed by a Master Electrician, and inspected by the State Electrical Inspector. The Motion carried unanimously.

Election of Board Vice President: Ole Nelson stated that he had sold his lot and would be leaving the Board the Directors. Ole Nelson nominated Doug Schmidt for Vice

President and Bill Rau seconded the nomination. No other nominations were received. The nomination was unanimous.

Resolution – Change in Authorization: Ross Thorfinnson requested that Ole Nelson's name be removed from the Investment Portfolio. Dick Wahlquist moved and Ron Esberg seconded a motion to change the authorization of the investment portfolio to Ted Kemna. The Motion carried unanimously.

Gene Sternberg – Electrical Damage – Andy Andrews stated that Gene Sternberg damaged electrical lines to a well located in C5 while constructing a living space. Andy Andrews also stated that Mr. Sternberg failed to notify the Association or Gopher One prior to drilling holes on this private lot. Pathfinder Village submitted the \$200.00 expense to repair the electrical lines to Mr. Sternberg. Mr. Sternberg stated that the electrical lines ran through a private lot and were not buried properly. After some discussion, Ron Esberg moved and Dick Wahlquist seconded a motion requiring Pathfinder Village to pay \$200.00 expense. The Motion carried unanimously.

ADJOURNMENT

Bill Rau moved and Doug Schmidt seconded a motion to adjourn the meeting.

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