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**From:** Karla Ellis <karla.ellis@ci.marshall.mn.us>  
**Sent:** Tuesday, April 8, 2025 9:12 AM  
**To:** Jason Anderson <Jason.Anderson@ci.marshall.mn.us>  
**Cc:** Ilya Gutman <Ilya.Gutman@ci.marshall.mn.us>; Lona Rae Konold <LonaRae.Konold@ci.marshall.mn.us>  
**Subject:** FW: Manufactured Park Access - City Code Violation

Good morning,

Please see below.

Thank you,



Karla Ellis

Office Assistant / Receptionist  
344 W Main St | Marshall, MN  
P: 507-537-6773  
[www.ci.marshall.mn.us](http://www.ci.marshall.mn.us)

## CULTIVATING THE BEST IN US

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**From:** Paul Schierholz <[paul@broadmoormortgage.com](mailto:paul@broadmoormortgage.com)>  
**Sent:** Tuesday, April 8, 2025 9:09 AM  
**To:** Karla Ellis <[karla.ellis@ci.marshall.mn.us](mailto:karla.ellis@ci.marshall.mn.us)>; hilarygiebner <[hilarygiebner@gmail.com](mailto:hilarygiebner@gmail.com)>; Broadmoor Manager <[manager@broadmoorvalley.com](mailto:manager@broadmoorvalley.com)>; Gary <[garybigdog02@gmail.com](mailto:garybigdog02@gmail.com)>  
**Subject:** Re: Manufactured Park Access - City Code Violation

Thank you - we consider this government overreach- the following is our response.

The Police Department and Fire Department are always welcome on our property for police business and emergencies. It's the same distance to the back of our property whether you go into our Saratoga entrance or the one on Hwy 23.

We are licensed and regulated by the Minnesota Department of Health. Their officials have the right to enter our private property for inspections.

We have posted no trespassing signs. No one else, including city officials, has the right to trespass on our property. Gutman, Simpson, and Hanson have admitted under oath that they have trespassed on our property without permission. State law requires a nonresident must be accompanied by a tenant to enter our private property. As owners we may grant permission to other parties if we choose. A local real estate company recently had to pay over \$10,000 that was a result of trespassing and not following our written rules and policy.

Our homes are built to HUD standards and are regulated by the national standard and not State or local jurisdiction.

State landlord tenant laws govern our management with our tenants. Tenants have many remedies if management violates those laws.

If a tenant or some other nonresident has a complaint about Broadmoor Valley, the city should contact their attorney. Your attorney may or may not contact our attorney. We have a policy that concerns by tenants must first be put in writing and forwarded to [manager@broadmoorvalley.com](mailto:manager@broadmoorvalley.com) or mailed to PO Box 60969 Colorado Springs, CO 80960. Our policy and state rental laws dictate that verbal concerns have no validity. Our management system requires everything to be in writing.

We have a caretaker Hilary Giebner 507 828 7056 with office at 100 Lilac Drive; she is the only point of contact for nonresidents. Our maintenance staff have important work to do and should not be contacted.

Paul Schierholz, Ph.D., CCIM, RECS, MHM

Engineer In Training (EIT) Colorado #19888 August 24, 1993

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[www.masterbuilthomesmn.com](http://www.masterbuilthomesmn.com)

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Broadmoor Valley- Member Marshall Chamber of Commerce

888.902.6825 extension 3

Mailing Address:

PO Box 60969

Colorado Springs, CO 80960-0969

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**From:** Karla Ellis <[karla.ellis@ci.marshall.mn.us](mailto:karla.ellis@ci.marshall.mn.us)>

**Sent:** Monday, April 7, 2025 1:00 PM

**To:** Paul Schierholz <[paul@broadmoormortgage.com](mailto:paul@broadmoormortgage.com)>

**Subject:** RE: Manufactured Park Access - City Code Violation

Good afternoon, Paul

On March 31, 2025, the City sent you a Compliance Letter regarding the installation of a gate at the Spruce Drive access to MN 23, which blocks access into the Broadmoor Valley Manufactured Home Park.

Due to your failure to correct this violation by April 4, 2025, deadline listed in the Compliance Letter, a civil penalty in the amount of \$100 per day starting today, April 7, 2025, is hereby imposed. This penalty must be paid to the City of Marshall within 10 days of the date of this citation. If the violation is still not corrected, additional civil and/or criminal penalties may be imposed.

**To prevent additional penalties, please open the gate to allow**

**continuous access to the Park from Highway 23.**

I have attached a copy of the certified letter we mailed out to you  
**Today, April 7, 2025.**

If you have any questions, please contact me via email or you can call our office at 507-537-6773.

Thank you,  
<image001.png>  
Karla Ellis

Office Assistant / Receptionist  
344 W Main St | Marshall, MN  
P: 507-537-6773  
[www.ci.marshall.mn.us](http://www.ci.marshall.mn.us)

<image002.png>

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**From:** Karla Ellis  
**Sent:** Monday, March 31, 2025 1:43 PM  
**To:** Paul Schierholz <[paul@broadmoormortgage.com](mailto:paul@broadmoormortgage.com)>  
**Subject:** Manufactured Park Access - City Code Violation

Good afternoon, Paul

The City of Marshall has received a complaint that the Manufactured Park access from Highway 23 is closed with a gate. I have attached a copy of the certified letter we mailed out to you **Today, March 31, 2025.**

**Please ensure compliance as soon as possible but no later than April 4, 2025.**

If you have any questions, please contact me via email or you can call our office at 507-537-6773.

Thank you,  
<image001.png>  
Karla Ellis

Office Assistant / Receptionist

344 W Main St | Marshall, MN

P: 507-537-6773

[www.ci.marshall.mn.us](http://www.ci.marshall.mn.us)

<image002.png>

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