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MAY 06 '05 PM 2:31 BOARD

May 4, 2005

Mary Rupp, Secretary of the Board
National Credit Union Administration
1775 Duke Street
Alexandria, VA 22314-3428

Dear Ms Rupp:

This is a letter concerning the Member Business Lending Rule, Part 723. I am writing you to let you know that I oppose the definition of loans to include loans for renovating or developing property already owned by a borrower for income purposes.

As a community, the Credit Union serves the little guy along with the larger corporate businesses. They use many of our services which include line of credit, credit card services, and many more to make improvements. Under the new definition of lending, Part 723, it would limit the Credit Union on services to our loyal members that have already benefited from us.

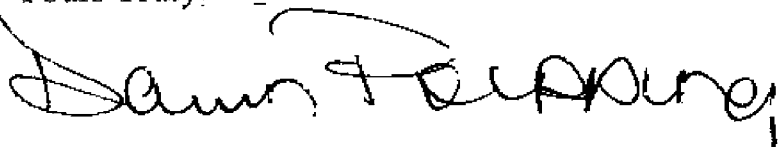
With the broad restrictions, the ability to serve members could force them to convert to bank charters if we are not able to help them. When we are able to help out with their developing needs, they are more likely to use our services for savings and retirements among other things. This is what the Credit Union has strived so hard to gain.

There are many things that should be considered in the restrictions such as: Equity level in property, loan amount compared to the value of property, etc. The risk factors in construction or improvement loans are consistently lower than consumer loans.

In conclusion, the restrictions proposed would be crippling to the future of the Credit Union and its MEMBER SERVICE.

Thank you for your time in this matter.

Yours Truly,



Dawn Poepping
831 Birch St S
Sauk Centre, Mn 56378.