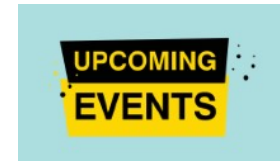




**SPRING REFLECTIONS
ON MEDIATION**



**TIPS FOR SHARING A
CABIN WITH SIBLINGS**



SAVE THE DATES

Still Waters Mediation

Newsletter

Anticipating Spring, Navigating Expectations

Living in Minnesota, we become very familiar with anticipation. Even after the calendar says it is spring, we are often still waiting for what feels like real spring: warmer days, green grass, and eventually, flowers in bloom. We know the season is changing, but we cannot predict exactly when it will arrive or what it will look like when it does. Minnesota springs can bring sunshine one day and snow the next!

Mediation can feel similar. By the time parties arrive, they usually have expectations, not only about possible outcomes, but also about how the other party will behave. Often, people expect the other side to be difficult, unwilling to move, or fixed in their position. Sometimes that is true. Other times, the structure of mediation creates space for more productive conversation than anyone anticipated.

Anticipation can be useful, but it can also narrow our focus. When we are too focused on what we think will happen, we may miss what is actually happening in the moment. In mediation, progress often comes from noticing small shifts, new information, or openings that were not visible at the start of the day.

So as Minnesota slowly trades its grey skies for longer days and the first tentative signs of green, may this newsletter find you in a similar spirit, present to the moment, attentive to small shifts, and open to what the season ahead may bring. In mediation, as in spring, the most meaningful changes often begin quietly, long before they are fully visible.

A huge “thank you” to Tim Weigel for sharing the following article. Tim is a Wealth Management Advisor based in Woodbury who shares a passion for helping families plan, communicate and navigate challenges to “still waters”.



New! Easy way to refer clients to services!

Making a referral to mediation is now easier than ever. The link below opens to my CV and mediator profile, along with an Agreement to Mediate that outlines the process, fees, and other important details. You'll also find PDF summaries of presentations and trainings I've offered in the past, as well as information on how to contact me to schedule one of these presentations in the future.

Simply share this link with clients or others in your network who may be interested in mediation services.

[https://
stillwatersmediation.com/news/
referral-resources/](https://stillwatersmediation.com/news/referral-resources/)

Sharing a Cabin with Siblings: Planning Ahead to Protect Both Relationships and Finances

By: Tim Weigel, Wealth Management Advisor, Pursuit Wealth Management

If you're like me, you're counting the days until you can spend time at the lake! For those of us in Minnesota and Wisconsin, cabins aren't just real estate. They're where summers happen, memories are made, and families stay connected across generations.

So when siblings decide to buy a cabin together or inherit one, it feels simple at first. "Let's just share it." But over time, that simplicity can turn into one of the more complicated financial (and emotional) situations a family faces.

The goal isn't to avoid sharing a cabin. It's about going into it with a plan before small issues turn into bigger ones.

Where Things Start to Get Complicated

Most conflicts don't start with major disagreements—they come from small assumptions that were never discussed.

- Money differences – uneven contributions or expectations
- Usage differences – frequent vs occasional use
- Different visions – renovate vs preserve
- When someone wants out – life changes happen
- Unexpected costs – taxes, upkeep, capital gains

Here Are Some Key Financial Planning Considerations

1. Ownership Structure

Consider an LLC or formal structure to clearly define decision-making, usage, cost-sharing, and exit rules.

2. Paying for Repairs - Cabins are typically negative cash-flow assets. Families should determine:

- Equal vs usage-based cost sharing
- Reserve fund for repairs
- Rules for major improvements

3. Exit Plan - The time to define exit terms is when everyone still wants to own it. Agreements should address:

- How the cabin is valued
- Buyout structure and timeline
- What happens if no agreement is reached

4. Liquidity Planning - Cabins are illiquid assets. Families should consider:

- Buyout funding
- Installment options
- Insurance strategies (Continued)



Tim Weigel
Wealth Management Advisor
Pursuit Wealth Management



5. Written Agreement - A written agreement protects relationships by creating clarity. This can seem odd because you never expect any issues with your family, but it's better to discuss these arrangements up front than have issues in the future!

What if you Inherit a Cabin?

When a cabin is inherited, emotions can make financial decisions more challenging. It's important to confirm the new tax basis, make sure each sibling genuinely wants to own the property, and evaluate whether the ongoing costs are affordable for everyone involved. In some cases, families should also consider whether selling the cabin might ultimately do a better job of preserving relationships than holding onto it.

Final Thoughts

Since cabin life is something many of us enjoy in Minnesota and Wisconsin, we should be smart about it! Purchasing a cabin together should feel intentional — not improvised. When siblings treat the transaction with the same thoughtfulness as any other investment partnership, they dramatically increase the odds that the cabin remains a fun source of connection rather than conflict.

Upcoming Events

Tuesday, April 21

Minnesota Network of Hospice & Palliative Care (MNHPC) Conference

Presentation: “Bridging the Divide: Mediation Skills for Supporting Families in Disputes at the End of Life”

<https://www.mnhpc.com/conference2026>

Thursday, May 14

Health Fair at Serenity Marian Senior Living
2-4pm

<https://www.benedictineliving.org/serenity-marian-mn/>

Saturday, May 16

Brighter Days Family Grief Center
Run/Walk to Remember

Come visit my table and sign up to walk in honor of a loved one!

<https://cbo.io/app/public/bidapp/walktoremember>

Tuesday, June 2

SoWashCo Community Education

Program: “Talk Before the Time: Estate Planning for Families”

Co-Presented with Melissa Miroslavich, owner of Miroslavich Law

<https://commed.sowashco.org/>

Brighter Days Family Grief Center
8th annual
Run/Walk to Remember

May 16th
9:00am -11:00am
Lambert Pavilion
13001 Technology Drive, Eden Prairie

- 1M Walk or 5K Run
- Memorial Tribute
- Hot Cocoa/Coffee Bar
- Kids Games/Crafts
- Resources/Vendors
- Tribute Teams
- Raffle Prizes

Who will you be honoring?

BRIGHTER DAYS FAMILY GRIEF CENTER