

ANNUAL MEETING MINUTES OF TALL TIMBERS HOMEOWNERS
ASSOCIATION

Sunday, November 3, 2002, 5:00 p.m.
AmericInn, North Branch, Minnesota

Board Members Present: Darrell McGuire-President, Lloyd Lehnen-Vice-President, Vince Schoon, Tonya Wilbur-Treasurer, Ken Grieger, Mark Hughes, Anne Weisinger-Secretary

A quorum was present - 21 Homeowners were present and 4 were absent
There were no builders or realtors present

- I. Welcome
 - Introduce Board Members
 - Sign-in sheet
 - Election of board member-nominations will be taken
 - Thanks to residents for mowing & maintenance of monument area & vacant lots

- II. Board Accomplishments
 - Incorporated as an Association (\$35 annual fee)
 - Attorney hired
 - Covenants updated
 - Insurance purchased for common areas
 - Taxes on outlots reduced by 50%
 - Research on Septic System
 - Architectural Control Committee formed 4/2/02 & relationship developed with developers and builders
 - Septic system researched and plan of action prepared for maintenance & upkeep
 - No Snowmobiling/ATV sign at entrance of Tall Timbers
 - Secretary added to board to help organization
 - Newsletter developed to keep association members informed

- III. Septic System
 - Required inspections
 - Presentation by Guy Lillemoe, system maintenance requirements
 - Presentation by Chris Zierke, Zierke Soil Testing Inc., system designer
 - Septic Tank do's and don'ts

- IV. By laws
 - Ratify & adopt
All homeowners present signed in favor

- V. 2003 Budget/Homeowner Dues
 - Motion to accept Budget/Dues at \$150/annual per lot by Vince Schoon, seconded by Mary Jane Allen, approved, majority (18) show of hand

- VI. Elections – 1 three-year term
 - Nominations from floor
Vince Schoon nominated by Ken Grieg
Richard Zunker nominated self
Vote by ballot, count by Mark/Anne; majority vote for Vince Schoon

- VII. Residents' issues
 - Tall Timbers/Community National Sign
Motion by Richard Zunker to remove sign barring any legal situation; Seconded by Jim Wentland; approved majority show of hand
 - Billboard in lot on Iris & Ironwood to be disposed of by builder

- VIII. Adjourn – 7:00 p.m.

Submitted by Anne Weisinger, November 6, 2002

Minutes approved on _____, _____.