



# Tall Timbers

**HOMEOWNERS ASSOCIATION MEMBERS SPECIAL MEETING  
SUNDAY, JUNE 6, 2004**

**6:00 PM**

**MEETING SITE: AMERICINN, NORTH BRANCH MEETING ROOM**

## **AGENDA**

- 1) CALL TO ORDER**
- 2) THIS IS A SPECIAL MID-YEAR MEETING AS A FOLLOW-UP TO ISSUES DISCUSSED AT THE ANNUAL MEETING HELD NOVEMBER 16, 2003.**
- 3) UNFINISHED BUSINESS**
  - a) COMPLIANCE COMMITTEE REPORT**
  - b) SEPTIC SYSTEM COMMITTEE REPORT**
- 4) NEW BUSINESS**
  - a) LANDSCAPING AT ENTRANCE MONUMENT AREA**
  - b) SPENDING LIMIT FOR BOARD OF DIRECTORS**

**PLEASE ARRIVE EARLY, AS WE NEED EVERY LOT OWNER TO SIGN IN FOR QUORUM PURPOSES.**

**SINCE THIS IS A SPECIAL MEETING, WE ARE BOUND BY COVENANTS/BY-LAWS TO CONDUCT BUSINESS ON ITEMS ONLY LISTED ON THIS AGENDA.**

**SINCERELY,**

**TALL TIMBERS HOMEOWNERS ASSOCIATION BOARD**

**MAY 3, 2004**

SPECIAL MEETING, TTHA  
JUNE 06, 2004  
HELD AT AMERICINN, NORTH BRANCH, MN

- I. Lloyd Lehnen, President of TTHA, called the meeting to order at 6:30 PM
- II. Lloyd Lehnen reminded the association that this meeting will again run under requirements of Robert Rules. One exception, because there seems to be confusion from the method of performing motions, and discussions, and calls to the motion, that, after a motion has been made, and the discussion has happened, when a call to the motion is made, we will immediately vote on the motion.
- III. Lloyd Lehnen notified everybody that there was a sign up sheet for attendance and that each lot owner or owners should only sign for the lot they represent. For a quorum, we need to have a 60% rate of attendance. Since there are 48 lots, 60% would mean we need at least 29 Lot Owners present. The sign up sheet, a show of hands, and the signed in proxies gave us a total of 36 Lot Owners members. (Proxies and sign up sheet attached).  
This meeting will continue.
- IV. As a special note, Lloyd Lehnen also notified everybody behind the meaning of all of the plastic flamingos at the entrance to Tall Timbers. Mike Matz put them there to get everybody's attention to point out that there has been too many people speeding in and out of the development. Lloyd Lehnen reminded everybody to please slow down, and Mike Matz will remove the flamingos.
- V. Lloyd Lehnen reviewed the agenda of this special meeting as follows:
  - a. A presentation of the proposal from the Septic Committee
  - b. A presentation of the proposal from the compliance committee
  - c. Information on the landscaping project done at the monument at the front of Tall Timbers.

Lloyd Lehnen asked that, during the presentations, please take notes and ask your questions at the end.

We will be using paper ballots for each vote. The ballots will have the issue written at the top and you can vote for or against or abstain.

- VI. Lloyd Lehnen also wanted to mention one other note. TTHA Board is requesting changes to the covenants. All TTHA Lot Owners should have received a copy of these a few weeks ago. As a note, there is one more change that the TTHA Board would like to propose. On page 11 of the covenants, section 6, there is a phrase, "Licensed for Snowmobiles". TTHA Board would like to remove that. If the Association present today agrees with this, and the rest of the changes, all TTHA Lot Owners will need to resign the covenants.
- VII. The Septic Committee gave their presentation:  
Presented by: KAREN JOHNSON (SEE SEPTIC COMMITTEE  
PRESENTATION HANDOUTS DELIVERED TO EACH TTHA  
LOT OWNER PRIOR TO THIS MEETING)
  - a. A motion was made to accept the recommendations presented by Ken Greiger and seconded by Ray Rau.

Discussion:

There was discussion about why the entire association should have to pay for repairs and maintenance of the shared lift stations. There are 2 shared lift

stations that are shared by the 8 homeowners. These 8 homeowners do not have private lift stations. Everybody else, with the exception of one lot owner, have their own lift stations that they have to maintain at their own costs. Some of the association members feel that the lots with the shared lift stations should pay for the maintenance and repair, not the entire association. Mark Hughes reminded everybody that the current covenants require that the association maintain and repair all shared systems. Karen also let everybody know that the cost to replace each pump on the shared lift stations would be approx: \$2,000.00. There are a total of four (4) pumps in the two shared lift stations for a potential total cost of \$8,000.00. The costs for any other repairs/replacement of parts in the shared lift stations would be in addition to the above. She also informed the members that the costs to repair any drain fields would be very high, and that is why the septic committee is requesting that there be \$3000 put aside for the septic system immediately, and that the annual budget include an amount of \$1900 per year be put aside in a dedicated septic fund just for the septic systems.

- a. Call to the question was made by Bob Welch and seconded by Jim Wetland.

Vote to accept the Septic Proposal motion was as follows: 22 AYES and 14 NAYS. (Requires 2/3 vote = 24), so did NOT pass.

- b. Richard Zunker motioned that we agree to accept the proposal as presented, but in regard to the 8 homes with common lift stations, he proposed to add an additional annual fee of \$50.00 a year to these homeowners for the repair of each. Ray Rau seconded this motion.

Discussion:

The \$50.00 a year from these homeowner would also be put in the dedicated Septic fund.

Richard Zunker made a call to the question. The voting was as followed: 32 Ayes and 4 Nays. Motion passed. The proposal will be accepted as is except that the homeowners that are on the shared lift stations will pay an extra \$50/year for the annual fee to cover maintenance costs associated with the common lift stations. This money will also be put in the dedicated septic fund account.

Karen Johnson notified the association that the Septic Committee will be responsible for meeting and taking care of septic systems, monitoring the required individual homeowners maintenance and pumping as well as meeting with board if emergency vs. non-emergency issues arise. Karen also stated that we need to nominate the new Septic committee members.

Richard Zunker nominated Dean Sullivan and he turned it down.

Dean Sullivan nominated Richard Zunker and he accepted.

Karen Johnson nominated her self and accepted.

Vince Schoon nominated Mark Hughes to be the board member on the committee and Mark accepted.

VIII. The Value Assurance Committee Proposal was presented by Dean Sullivan:  
(SEE VALUE ASSURANCE COMMITTEE PRESENTATION  
HANDOUTS DELIVERED TO EACH TTHA LOT OWNER PRIOR TO  
THIS MEETING)

Some highlights are as follows:

The first meetings were held in August and November with the mandate that the new committee will look into refinement on compliance and enforcement.

The real purpose for the covenants is to help maintain everyone's property values. Common expectations when we purchased our residence here in Tall Timbers.

The covenants apply to all common land and all Lot Owners land within Tall Timbers Development is on file at the courthouse. TTHA Lot Owners are bound to comply with the covenants.

(See attached overheads for entire detail)

Tom Davis made the motion to approve the compliance committee proposal as is. Ken Greiger seconded it.

Discussion:

After some discussion, Richard Zunker made a motion that the proposal be accepted with one change; that if a TTHA Board member is not in compliance they will be asked to step down from the TTHA Board position until in compliance or if a serious offense, removed from the TTHA Board. The association discussion was in agreement with this.

Barry Mossbarger seconded the motion with the amendment.

Voted: 32 AYES 2 NAYES 2 ABSTAIN, Proposal passed.

TTHA Board asked for volunteers to be on the compliance committee.

There were four homeowner's nominated:

Ken Grieger: Declined

Rand Larson: Accepted

Mary Jane Allen: Accepted

Tom Davis: Accepted

IX. Landscaping at Monument Discussion

Lloyd Lehnen began the explanation to the association of the new landscaping done to the monument at the front of the development. A motion had been made at a previous TTHA Board meeting to improve the landscaping. TTHA Board voted on it and it was approved by a vote of 4 to 2. A bid was requested from a local landscaping company. The bid was \$2100-\$2300. The fiscal year budget for landscaping was \$700.00.

Discussion was turned over to the association members. The members expressed that they were not happy with the over expenditure and asked how this could have happened.

Sharon Gallager then approached the podium and explained it was her decision to hire the landscaper and begin the scheduled work. She stated that the monument area

really needed it and that, although there was just \$700 in the landscaping budget, there was extra money from last year's budget to cover it.

TTHA Association members were not happy with the decision and stated that they did not want the TTHA Board exceeding any budget amounts, in the future, without their approval.

Lloyd Lehnen said that we had not paid the contractor yet but that we owed them the money. Sherri Erickson motioned we should pay the contractor since he should not be penalized for our decisions. This was seconded by ?. The association was asked to vote on this and it was voted on to pay the contractor; 34 AYES and 0 NAYES, 2 ABSTAINS.

Maintenance of the new plants was discussed, i.e., watering, etc. some board members have agreed to keep the plants maintained and watered. A motion was made by Tom Davis and seconded by Jim Wentland to deny TTHA's Board spending in excess of the approved line item budget in the future. TTHA Board is to follow budget as is unless approved by the TTHA Association at yearly or specially called meetings. Small exceptions, for paper supplies, printing, and copying may be acceptable.

**Discussion:**

There was no discussion. We went immediately to a vote.

The vote was 34 AYES to approve the motion, 0 NAYES, and 2 ABSTAINS.

After this motion was approved Sharon Gallagher and Don Murden indicated their resignation from TTHA Board immediately.

**X. Final Note**

As a final note from Lloyd Lehnen, the annual Block party will be in the Hallmark cul de sac on the Sunday the weekend after Labor Day.

Meeting adjourned at 8:30 P.M. by Lloyd Lehnen.

Submitted by: NOTE: Due to the early resignation of TTHA's previous Secretary these minutes have been compiled by the existing TTHA Board. *See signatures.*

Approved by:  
Lloyd Lehnen  
TTHA President

*Lloyd Lehnen* President  
*Don SQ*

TTHA Board Members  
Date: October 12, 2004

*Mary Jane Allen*

*Tom Davis*

*Mark E. Best*

*Gerri H. Janick*

*W.A.H.*