



Tall Timbers

Homeowners Association Annual Meeting
November 14th, 2004
Lexington Inn & Suites of North Branch

I. Call to Order

The annual meeting of the Tall Timbers Homeowners Association Board was called to order at 6:40p.m on Sunday, November 14th 2004 at the North Branch Lexington Inn and Suites by Lloyd Lehnen.

II. Establish a Quorum

There was a sign in sheet located at the meeting room's entrance. Each homeowner had a line to sign in on by their address. There were 28 signatures along with 3 proxies making it a quorum so business could be discussed. There are 48 homes in Tall Timbers and 60 percent of homeowners/29 homeowners are needed for a quorum. All current board members were present.

III. Miscellaneous Announcement and Reminders

Lloyd Lehnen had various reminders for the TTHA Homeowners.

1. Speed - Watch your speed in the Tall Timbers Development. Various people have been individually talked to – bus driver, day care patrons, homeowners. Please watch your speed - there are many children and people walking.
2. Dogs - Many calls to board on dog waste not being picked up when people are walking their dogs. Please be responsible and take two bags if you need to when walking your dog.
3. Tall Timbers Board Meetings - They are currently being held at the Lexington Inn and Suites on a monthly basis. The room that is being used is 1/3 of the cost as previous meeting room used for the TTHA annual meeting.
4. Tall Timbers Covenants - There are copies of revised pages of the covenants on the front table before entering the room. Lloyd asked to make sure everyone had received them and if they did not to please go and get one. Instead of making copies of the entire covenants we will make copies of pages that are revised to save costs. See attached.
5. Assess Homeowners Fees – Lloyd shared with the group that there are still a couple homeowners that have not paid their last years dues. We do not know who they are because of last years recording keeping, all board changes etc. Ken Grieger asked how the board will prevent this from happening again. Lloyd assured the group that this next year will be organized and this will not happen again in the future with change in proper record keeping.

III. Approval/Revision of Meeting Minutes

- A. 11/16/03 TTHA Annual Homeowners Meeting Minutes were approved. Previously sent to all homeowners. See attached. Motion to approve by Darrel McGuire. Seconded by Ray Rau. Unanimous approval.
- B. 06/06/04 TTHA Special Meeting Minutes were approved. Previously sent to all homeowners. See attached. Motion to approve by Richard Zunker. Seconded by Ray Rau. Unanimous approval.

IV. Committee Reports

A. Septic Committee – Karen Johnson presented for the Septic Committee. See attached. Committee recommendation is to continue to have drain fields and two shared lift stations pumped and inspected every year because this will be the first year that all homes in Tall Timbers are occupied even if the State of Minnesota says needs to be done every three years. If you have had your septic pumped this last year, please contact any septic committee member so they can log this. A couple homeowners brought up that the company doing their septic pumping told them that they would be notifying the septic committee – this is not happening so the homeowner needs to do this. Karen stated that the committee is getting together a handbook/sheet for septic questions. She encouraged the group to please call any committee member if they have questions. The committee felt that Tall Timbers needed to build the fund faster than is currently happening so their recommendation was to increase the fund from 1350 to 1900 per year. Another recommendation is to put a cap on the \$1000 general fund and have the extra rolled over to this dedicated septic fund. Discussion ensued about having a dedicated septic fund contribution. Because of discussion of funds and future allocations – Ward Ortmann, the Tall Timbers Treasurer, put on an overhead for the homeowners on proposed budget. See Attached. The group discussed how much they would like to see in the dedicated septic fund and felt the importance to keep this dedicated for future septic issues. Discussion on spending of the board and that large expenses would need to be approved by the TTHA homeowners. Motion to approve \$1900 for yearly septic dedicated fund and for other money over the \$1000 general fund to be rolled over. Motion to approve by Ken Greiger. Mike Matz seconded. 27 Ayes and 1 Naye.

B. Value Assurance Committee– Mary Jane Allen gave an update on what the Value Assurance Committee has accomplished this last year. Mary Jane is now on the TTHA Board and the VAC has a new member – Dave Randall. Dave was at the meeting and introduced to the TTHA Homeowners. The Committee members moving forward are Mary Jane Allen, Rand Larson, and Dave Randall. Mary Jane shared that they wanted to start off by thanking our many neighbors who did a wonderful job with their landscaping and lawns. The Committee has met three times starting in late July, and since then has addressed five complaints from our neighbors. Two were addressed informally by talking to the neighbors. Three letters were sent out, which were friendly in nature, to address the other concerns. Each concern was resolved except one, where the change of weather prohibited completion of the project. The Committee is recommending a variance to ensure completion by the spring of 2005. Ken Greiger asked if the group is reactive or proactive. Mary Jane answered that the group is taking action on all complaints submitted by neighbors, and if Committee members recognize a concern, they will address it as well. However, it was not the intention of the Committee to patrol the neighborhood looking for issues. She asked if homeowners have any concerns to please contact one of the Committee members.

V. Treasurer's Report

Ward Ortmann had handouts and overheads on 2004 actual vs. budget costs, and 2005 proposed budget. See attached. He discussed having a future Tall Timbers website. On the web site we could have covenants, by-laws, names and addresses, announcements, minutes, recipes, etc, whatever we wanted. It would be interactive for the members of Tall Timbers with their own passwords. Jane Larson voiced her support of this idea. Julie Wermerskirchen brought up that everyone does not have a computer. Discussion occurred on cost savings for reasons such as saving postage and convenience. Dave Randall brought up the point on the maintenance of this web site now and what would happen in the future. Richard Zunker brought up the point that the group then took a moment to think about – that let's stick to the core goals as a group. Motion to keep to the core budget and not add web site. Motion by Ray Rau. Seconded by Aaron Seim. 22 Ayes. 6 Nays.

VI. New Business

A Procedure Handbook Committee – The board suggested that a new committee be formed to make up a procedure handbook for new homeowners as well as existing homeowners if needed. This handbook would have things such as phone numbers of board members, information on septic, who to call for things such as septic, electric, gas, etc. This would be an information guide

for homeowner questions. Tom Davis would chair this committee and he asked for members to the Tall Timbers homeowners. Julie Wermerskirchen and Richard Zunker volunteered to be on this committee also.

B. Election of Board Members – Lloyd Lehen explained the current situation of board members being that Vince Schoon has one year left, Lloyd Lehen has 2 years left, and Tom Davis has 2 years left – he is filling Don Murden’s position. Gina Sanvik, Mary Jane Allen and Ward Ortmann have been filling the other terms of the past board members and their terms are up and also this would be Mark Hughes last year. Lloyd thanked the new members for coming on board and thanked them for their interest. Lloyd asked for nominations of anyone interested on being on the board. There are three terms open, one for 2 years and two positions for three year. He encouraged the group to please nominate anyone if interested. There was no new interest on being on the board except the members whose terms are currently up. See attached election ballot. The group took a few minutes to vote for board members. Vince Schoon then counted the ballots and announced that there were 30 votes for each Gina Sanvik, Ward Ortmann and 31 for Mary Jane Allen. They will continue on the board for the following terms – Gina for three years, Mary Jane for three years, Mark Hughes for three years and Ward Ortmann for 1 year. Ken Greiger brought up that he remembered reading something in the board minutes on the limiting of terms of the board members. Lloyd thanked him for bring this up. The group discussed that there should be a limit on the terms on the board and suggested it be 2 consecutive terms as president, vice president or board member. The officers are chosen by the board. The bylaws should be changed to reflect this. Motion for should association have 2 consecutive terms. Motion by Ken Grieger. Seconded by Richard Zunker. There was then discussion if off for a year if they can return. The answer was yes. Darrell McGuire called for the question. 27 Ayes and 1 Naye.

Adjournment:

Meeting was adjourned at 7:55p.m. by Lloyd Lehen. Seconded by Darrell McGuire. Unanimous approval.

Respectfully submitted by:

Gina Sanvik
Secretary

Approved by:

Vince Schoon
President