



Homeowners

# Tall Timbers

Association Annual

Meeting  
November 20th, 2005

## **Call to Order:**

The annual meeting of the Tall Timbers Homeowners Association Board was called to order at 6:13p.m on Sunday, November 20th 2005 at the North Branch AmericInn by Vince Schoon, TTHA president.

## **Establish a Quorum:**

There was a sign in sheet located at the meeting room's entrance. Each homeowner could sign in on a line next to their address. There were 23 signatures along with 7 proxies making it a quorum. There are 48 homes in the Tall Timbers and 60 percent of homeowners are needed for a quorum. 29 are needed and there were 30.

## **I. Additions/deletions to Agenda**

There were no additions or deletions to agenda.

## **II. Announcements**

Vince Schoon gave thanks to all the board members for their contributions to the TTHA board for the year. Tom Davis thanked Vince Schoon and Mark Hughes for all their hard work especially for all the work on the septic issues this year.

## **III. Approval of TTHA Meeting Minutes**

The 11/14/2004 TTHA Annual Homeowner Meeting Minutes were approved. These were previously sent to all TTHA Homeowners. See attached. Motion to approve by Randy Berglin. Seconded by Jim Wentland. Unanimous approval.

The 9/11/2005 TTHA special Septic meeting held on Septic issues were approved. These were previously given to each homeowner in Tall Timbers. See attached. Motion to approve by Aaron Seim. Seconded by Ken Grieger. Unanimous approval.

## **IV. Election of TTHA Board Members**

Vince explained the situation of board members being that three board members are leaving off the board in 2006. This was Vince Schoon's last term and Mark Hughes and Ward Ortmann have decided against staying on for another year. There are three homeowners that have expressed interest Aaron Seim, Lori Berglin and Jim Wentland. Vince asked for any nominations from the group. Ken Greiger said he would like to be nominated. Jim Wentland motioned. Ken Greiger seconded. Vince explained that there are 3 positions open – 2 for 3 years and 1 position for 2 years. Election forms were handed out for all homeowners present for voting. Results for the open board positions were Lori Berglin for 3 years, Jim Wentland for 3 years and Aaron Seim for 2 years.

Vince also informed the TTHA members that there was interest from Randy Berglin to join the Value Assurance Committee.

**V. Committee reports**

A. Septic Committee – Mark presented the septic committee information. See attached. Problem on Ironwood with a split line - resolved. Drainfields behind Burque's house with washed away dirt - resolved. Problem on Heritage Way with placement of homeowner's tank – being resolved by builder with heat tape that will go inside the pipe and extra dirt was brought in to put extra coverage for winter. Discussion of septic issues brought on questions about the money that was spent on the pumpings of the septic tank on Heritage Way. The group felt that we should ask the builder or the City of North Branch for this money. Barry Mossbarger motioned that the board attempt to try to collect the money spent on pumping from the lot owner. Mike Matz seconded. 4 Nays. 19 Ayes. Motion passed. Vince discussed that three of the TTHA board members would be requesting to attend the next council meeting in North Branch to voice that the City of North Branch mandated this common septic system for Tall Timbers so this fact would be on record. Karen Johnson, septic committee member, questioned what the term is for a committee member. It is a 3 year commitment. Karen also stated that she has made a three year pumping log for the TTHA homeowners. She is only missing one homeowners pumping date. Ken Greiger motioned that the septic committee form a system to notify people when their pumping is due. Seconded by Jane Larson. Discussion occurred. Ken Greiger amended the motion - that if a person goes past 30 days past their required 3 year pumping, a letter from the septic committee would be sent to the homeowner. Jim Wentland seconded. 18 Ayes 5 Nays. Motion passed. Vince Schoon discussed that a letter to the city has been written by the board requesting that Tall Timbers have the drainfields inspected every three years instead of every one year. Mark motioned that guidelines were sent to every homeowner as to how septic works as to pumpings and it is up to the homeowner for doing whatever possible until fully determined that it is not their problem. Karen Johnson seconded. Unanimous Ayes. Motion passed.

B. Value Assurance – Mary Jane Allen presented. See attached. [The direction of 2005 was to ensure that all the lawns and landscaping was completed. Now the group would like to take the direction of lawn maintenance for 2006. Discussion ensued about the committee periodically looking at all the lawns in TTHA. Mary Jane said that this would occur.](#)

**VI. Treasurer's Report**

- A. 2004 Financial Review – see attached.
- B. 2005 Budget vs. Actual – see attached.
- C. 2006 Proposed budget – see attached.

**VII. Septic Drainfield Maintenance**

Vince Schoon went over the septic review. He stated that Chris Zierke felt the conditions of the drainfields are very good. Zierke recommended the trees be cut in the late spring of every year. He had researched the cutting of the trees of 9/10 drainfields and 5/6 mounds at approximately \$1,200 per year. Recommendation that the company that cuts and maintains these should also be bonded and insured. Discussion ensued about that various homeowners could do this yearly with lawnmowers and brush hogs. Ken Greiger volunteered to do the one by his and Erickson's yard. Discussion about a list of who would be interested and had equipment occurred. Dean Sullivan motioned that the TTHA homeowners do the tree cutting and maintenance themselves. Ward Ortmann seconded. Unanimous Ayes. Motion passed.

**VIII. Lawn Mowing/Fertilizing Proposals**

Vince Schoon discussed what we should do for the Tall Timbers monument. We spent \$330 for the mowing last year. Discussion from the group about should we get weed killer, fertilizer, watering, sand points. Vince had power points on a couple

different proposals. See attached. Ken Grieger motioned that we accept the proposals without fertilization until the irrigation system for the front area has been looked at and agreed on by the TTHA. Jane Larson amended that the Value Assurance Committee look into this and Mossbarger should be our choice for mowing. Mike Matz seconded. 1 Naye. 22 Ayes. Motion passed.

#### **IX. 2006 Proposed TTHA Fee**

Vince – Septic overview to costs. Had overheads of septic so options would be to A) Do nothing B) Increase TTHA annual fees which would be allocated to the dedicated septic fund and C) As future septic problems occur, fund the dedicated fund as needed via special assessments.. The city was contacted about the future plans of city water Tall Timbers. Plan is that it won't happen for at least 25 years. Barry Mossbarger motioned to accept letter C on the overhead – Not to increase. Ken Grieger seconded. 17 Ayes. 6 Naves.

#### **X. Dedicated Septic Funding**

Vince informed the group that we now do not have property tax for the outlots. We pay electric fees for East Central Energy for the lights by the monument, lights in development and the two pumps and lift stations. Ken Motioned to accept the budget as proposed. Randy Berglin seconded. Unanimous Ayes. Motion passed.

#### **XI. General Fund Review/Clarification**

Vince explained that there was not any money spent out of the general/reserve fund in 2005. It is not a budgeted item. Ken Grieger motioned that the amount of \$250 at one time for TTHA business can be used by the board without TTHA approval. Mike Matz seconded. Unanimous Ayes.

#### **XII. Covenant By-Law Change**

At the November 2004 TTHA Annual Meeting the following changes were made to the covenants dated November 16, 2003. These approved changes were not incorporated into the official covenants.

ARTICLE 3 SECTION 3

ARTICLE 7 SECTION 5

Both of these changes relate to the TTHA common septic system. Please destroy your most recent copy of these two Articles and Sections ONLY and replace those Articles and Sections. Copies of these covenants were handed out to each homeowner at this meeting.

#### **XIII. Handbook Review**

Tom Davis discussed the TTHA Handbook. One was given to each homeowner prior to today's meeting. If you have any comments or questions about the handbook please ask Tom. He gave out his email address for any comments also [t\\_jdavis@msn.com](mailto:t_jdavis@msn.com) . If you would like your email address or phone number in the next update, please get this information to Tom.

#### **XIV. Other Business**

Having a web site for TTHA . Discussion occurred on how a web site could be used in our association from board minutes to announcements/newsletters. Ward Ortmann motioned that a confidential web site be established for TTHA and if a homeowner does not have email access then they would get a hard copy of required information. Discussion on particulars such as getting a domain name, updating, maps, etc. Jane Larson seconded. 19 Ayes. 7 Naves. Motion passed.

Barry Mossbarger asked that people don't have their brights on pedestrians in the development when they are walking. He informed the group that he has called the county

on appropriate turn lanes in front of our development because they aren't marked properly.

Ken Greiger congratulated the board on their job on the handbook and dog nuisance issues.

Ken Greiger asked that the TTHA board meet quarterly instead of monthly. Discussion from a couple board members that they liked shorter monthly meetings then a really long quarterly meeting. The board said they would prefer to continue with monthly meetings as long as there is a full agenda and hope they can eliminate some meetings in the future.

Julie Wermerskirchen asked if the bushes in the front area by the monument area need to be trimmed.

Mike Matz stated there are still people speeding in the development by Fed Ex, UPS, and TTHA homeowners. If anyone knows who is speeding, please let a board member know.

#### **XV. Adjournment**

Meeting was adjourned at 8:50 p.m. by Barry Mossbarger. Seconded by Jim Wentland. Unanimous Ayes.

Respectfully submitted by:

Gina Sanvik  
*Secretary*

Approved by:

Vince Schoon  
*President*

*If you would like a copy of the TTHA meeting power point presentation from the November 20<sup>th</sup>, 2005 annual meeting, please contact Gina at 651-277-0572.*