

Homeowners Association Annual Meeting
December 3rd, 2006
AmericInn Lodge & Suites
North Branch, MN

Call to Order:

The annual meeting of the Tall Timbers Homeowners Association Board was called to order at 6:13p.m on Sunday, December 3rd 2006 at the North Branch AmericInn by Tom Davis, 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 22 signatures along with 9 proxies (7 with voting privileges) 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 31.

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●I. Additions/deletions to Agenda

There were no additions or deletions to agenda.

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●II. Announcements

Tom Davis gave his thanks to all the board members for their contributions to the TTHA board for the year. He also expressed condolences for Lloyd Lehnen and recognized all his efforts for the Tall Timbers neighborhood.

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●III. Approval of TTHA Meeting Minutes

The 11/20/2005 TTHA Annual Homeowner Meeting Minutes were approved. These were previously sent to all TTHA Homeowners. See attached. Motion to approve by Vince Schoon. Seconded by Karen Johnson. Unanimous approval.

IV Election of TTHA Board Members

Tom Davis explained the situation of the board members for 2007. Being that with the passing of Lloyd Lehnen whose board term was through 2006 and it being the end of Mary Jane Allen's term there are two open 3 year board positions. Tom asked for volunteers from the TTHA group. The current board members voiced that there are less board meetings than in the past and quarterly board meetings would be favorable. Dave Randall and Ken Greiger volunteered to be board members. Unanimous approval.

IV Committee reports

V Septic Committee –Karen Johnson presented. See attached.

Lift stations were pumped on November 1, 2006. The pumpers reported no problems with the lift stations. Last year the TTHA said they would like to be informed if they were past their pumping date. Karen sent out 10 letters. 6 homeowners informed Karen that they had their septic pumped. Karen asked if TTHA could please send her a copy of their pumping report since it was not consistent that the pumpers would send these to her. She reported that the Lift Station on Iris was making a horrendous noise. Richard Zunker fixed the float on the pump. If anyone hears a noise from the lift stations please report to Karen or a board member if you can't reach her.

Some mowing was done on the drainfield areas – the vegetation was sparse. Drain fields were looked at for bigger trees – it was reported by Tom Davis that the trees are far enough away. We will look at these areas yearly. Someone voiced that the kind of tree may make a difference in that their roots could be a problem. Mark Hughes said he will contact Zierke to see about the trees and if they should be cut. A homeowner asked if the Septic Committee or anyone helping was cutting trees if all TTHA homeowners could be informed. Mark Hughes asked if the leak on the pipe by Heritage had been fixed. Tom Davis reported that he had fixed this. Tom said straw could be put on the areas to help with freezing.

- A **Value Assurance** – Mary Jane Allen presented. See attached. She said there were 2 anonymous concerns and they had been addressed. Mary Jane asked if people not use paintball guns around houses, cars, people, etc. and please come forward if you see this behavior. The city ordinances state 500 feet.

She presented the two bids for the front monument area. See attached. Discussion occurred on what to do with this area. Dean Sullivan motioned to table the issue. Karen Johnson seconded. 10 Ayes. 17 Nays. 2 No votes. Motion not passed.

More discussion on the front monument. Should we increase homeowners fees, should we ignore it, what are other options, would making this area nicer be a benefit to all homeowners, is this area a target for vandals. Barry Mossbarger is in this business and voiced that this area is not going to get any better and it need healthy grass. Linda Mossbarger suggested that the VAC look at other options make 3 suggestions and bring back to the TTHA. Darrell McGuire motioned that the VAC research the options by May 1st along with the costs, a 2 year, 3 year, 5 year plan and let the TTHA know the options for this front monument area. Vince Schoon seconded. 24 Ayes. 3 Nays. 2 No Votes. Motion passed.

- A **ACC** – Aaron Seim presented. There were 2 deck requests that were approved on condition that they were approved also by the City of North Branch.

- A **Landscape Monument Committee** – Tom and his wife have been watering this area as well as planting flowers. Are there other people interested in this? Darrell questioned the budget for this. Tom said it was 200 last year. Warren and Linda expressed interested in helping. Barry would like to meet with them with suggestions also. Mike Matz suggested trees for this area also. Darrell McGuire made a motion that the VAC be responsible for this area and in May when the proposals are brought to the group that they contact the volunteers (Warren and Linda) to help with the monument area. Mark Hughes seconded. 17 Ayes 10 Nays 2 No Votes. Motion passed.

IV **Treasurer's Report** – Lori Berglin presented. See attached.

V 2006 Budget vs. Actual – see attached.

VI 2007 Proposed budget – see attached.

Vince' Schoon suggested that the breakdown of the Savings Account should be "includes Septic Fund, Reserve Fund and unallocated balance at year-end going to the Septic Fund". Darrell asked what if the City of NB decides to put in city water in Tall Timbers. Vince voiced that it would be at least 10 years for this to happen. Discussion of a cap of the septic fund. Discussion of Weed abatement increasing, mowing costs increasing, pumping costs, postage going down if using web site more. Vince motioned that we accept the Budget as presented with the change in savings as mentioned above. Randy Berglin seconded. 28 Ayes. 1 Naye. Motion passed.

VII. **TTHA Website**

Gina Sanvik presented the new TTHA web-site that Ward Ortmann had created. It is <http://www.ttimbers.org>. On the site there is an area for pictures, board minutes, annual meeting minutes, announcements, etc. Each homeowner has been set up with a user name and password. User name is their last lastname@nsatel.net and the password is talltimbers. Gina asked if they want their real email address instead of this generic one to email or call her and she will change it on the website. She asked for volunteers to help add things to the website – a website committee – Vince Schoon and Julie Wermerskirchen will help. Gina will contact them to set up a time to meet.

VIII. 2007 Annual Dues

Discussed that last year they were \$150 per household and then \$50 additional for the 8 houses with the shared lift stations. Vince motioned that they stay the same for 2007. Randy Berglin seconded. Unanimous Ayes. Motion passed.

IX. Covenant By-Law Change

There were no covenant changes this year.

X. Handbook Review

There were no additions to the handbook for the year.

XI. Other Business

Ken Greiger asked who will contact the new homeowner when they move in. Tom said that someone on the board will.

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

Barry Mossbarger asked if people wouldn't have their high beams on if someone is walking and be careful.

The Block Party will be on Ironwood this summer. Discussion about maybe moving it up a month so the weather is nicer. It's up to the block putting it on.

XII. Adjournment

Meeting was adjourned at 7:55 p.m. by Barry Mossbarger. Seconded by Darrell McGuire. Unanimous Ayes.

Respectfully submitted by:

Gina Sanvik
Secretary

Approved by:

Tom Davis
President

If you would like a copy of the TTHA meeting power point presentation from the December 3rd, 2006 annual meeting, please contact Gina at 651-277-0572.