

Homeowners Association Special Meeting  
May 20<sup>th</sup>, 2007  
AmericInn and 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, May 20<sup>th</sup> 2007 at the North Branch AmericInn and Suites by Tom Davis.

**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 31 homeowners - there were 24 signatures along with 7 proxies making it a quorum so business could be discussed. There are 48 homes in Tall Timbers and 60 percent of 48homeowners = 29 homeowners needed for a quorum. All current board members were present.

**III. Miscellaneous Items**

Tom Davis announced that there have been some septic issues that may sway the vote of the monument area and also would like the time to discuss since many homeowners were in attendance. Richard Zunker motioned to discuss. Jim Wentland seconded. All Ayes.

Karen Johnson summarized the septic issues for the group. On Julie Wermerskirchen property there was a frozen discharge line on the common property going to the drain field. (5) Pumpings to keep homeowner in business (\$140 ea.) Repair and Diagnostic (\$500) total spent to date (\$1200).

Lillimoe has been doing the pumping and will bill at the end of the pumping not per pumping. There have been quotes from Gustafson, G and N Excavating, Weiner Construction, Doug Kohl and the builder. Pumping and digging will be in the range of \$1500-\$2500 and a \$50 permit pulling fee. Pipes were installed in 1998 so are not under any warranty. Rich Meyer from the City of NB came out and said the pipe meets code. Need to replace a 200 feet section of pipe. The group questioned if bringing in fill to cover these areas would help to solve the problems. Response was it could. The Septic Committee will continue to follow the issue and work with the companies giving quotes for the area.

● **III. Front Monument Area**

Dave Randall presented the information researched on the Front Monument area. He had received information from the county and DNR before working with the landscaping companies. He presented 2 quotes with bids from Branch Nursery, Inc and Prairie Restoration, Inc.

Keys points from each:

**Branch Nursery, Inc.**

Seeding the area includes:

- Killing off the vegetation (Roundup)
- Tilling the soil
- Spreading a wildflower and grass mix
- Use straw and geo-jute along the steeper areas to hold seed in place
- Total- \$1350

Include 500 plant plugs in most visible area

- Total- \$1955

A boarder would include:

- Same type of rock as by the monument (3/4" Bryan red rock), weed barrier fabric and poly edging
- 6 feet wide from street back to trees
- 18 native shrubs (9 red twig dogwood and 9 Staghorn sumac)
- Total- \$1932

The monument itself:

- A one half yard of boulders restacked with the existing boulders to improve the appearance
- Total- \$260

Maintenance

- No mowing or watering
- An annual burning was suggested
- Total- \$700 to \$1200 (would be from another contractor)

**Prairie Restoration, Inc.**

Site preparation:

- Herbicide application
- Controlled burn
- Tilling and raking of soil
- Reapply herbicide if necessary

Seeding:

- Either before Aug.16th or after Sept. 20th (before the freeze)
- Seed application through broadcast and/or drill seeding
- A racking to follow any broadcast seeding
- Native grass seed and wildflower mix applied

Erosion control:

- Erosion blanket applied in some areas
- Remaining area mulched with clean straw

Maintenance:

- Some mowing may be required to control annual weeds during the first season
- The subsequent seasons may require some of the following: monitoring, mowing, burning, spot spraying and hand weeding.
- The burning would have to be done once every 4 to 5 years (Estimated cost \$400 to \$600)

The mowing should be done annually (usually in the spring)  
Total: \$5671.00 (includes material, seed, preparation, seeding, erosion control, spraying and first years management)

2007 Management (two mowings and inspection) is \$550 of the cost

Optional grass and wildflower seedlings (this would be the additional cost)

500-----\$1150.00

1000-----\$2250.00

1500-----\$3225.00

2000-----\$3900.00

Prairie Restorations did not think a border would be necessary because the natives are nowhere as invasive as the weeds and crabgrass. They did not provide a bid for changes to the monument itself.

There was a lot of discussion and questions that occurred during and after Dave presented the information from the two companies. How about salt from the road – not a problem, what about maintenance on the area by the road – it's technically not ours, what's the guarantee on the plugs – there is a guarantee on the plugs if we use Prairie Restoration not Branch Nursery, how much to maintain - \$550 per year, what is the height of maturity – 6 to 8 inches. After many questions, Vince Schoon moved to spend/approve \$6,000 on the front monument area and the committee would do the research and make decision. Seconded by Jim Wentland. Discussion then occurred. Could there be a more simple solution, could we just put mulch there, could we just plant clover there, what about irrigation. 5 Ayes and 25 Nays so motion was denied.

Motion to till and put ground cover with the expense of \$2400 was made by Nancy Schoon. Joe Hopp seconded. 11 Ayes and 20 Nays. Motion denied.

Richard Zunker motioned to make an assessment at the annual meeting and get more ideas from the association and do nothing except weed killing and mowing for the summer of 2007. Julie Wermerskirchen seconded. 24 Ayes. 7 Nays. Motion passed. A committee is needed – Julie Wermerskirchen, Linda Wentland, Joe Hopp and Richard Zunker volunteered.

Watering flowers in front area – Richard Zunker, Nancy Schoon and Linda and Warren Fulton volunteered. Warren also volunteered to use weed killer there if association would pay for it.

#### ● **IV. Adjournment**

Motion to adjourn the meeting by Ken Grieger. Seconded by Joe Hopp 29 Ayes and 2 Nays. Meeting adjourned 8:15 PM.

Respectfully submitted by:

Gina Sanvik  
*Secretary*

Approved by:

Tom Davis  
*President*