



# Tall Timbers

Homeowners Association Annual Meeting

December 2, 2007

AmericInn Lodge & Suites

North Branch, MN

## **Call to Order:**

The annual meeting of the Tall Timbers Homeowner's Association was called to order at 6:25 p.m. on Sunday, December 2, 2007 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 signed on a line next to their address. There were 18 signatures along with 11 proxies (all with voting privileges) making it a quorum. There are 48 homes in Tall Timbers and 60 percent of homeowners (29 homeowners) are needed for a quorum.

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

There were no additions or deletions to the agenda.

## **II. Announcements**

Tom thanked board members and septic committee members. New neighbors mentioned, Patrick & Patricia Mickelsen, Nancy & Jerome Hillestad and Pete Floistad. Condolences were expressed to the family of Ron Burque.

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

Tom Davis explained the situation of the board members for 2008. Gina Sanvik resigned in 2007, Aaron Seim's and Tom Davis's terms will end in 2007. Aaron Seim will not be returning for another term. Tom Davis has served two terms and is not eligible for another term. There are 3 three year terms that need to be filled. Tom asked for volunteers or nominations from the group. Richard Zunker, Larry Erickson and Randy Berglin volunteered. Motion made by Vince Schoon to elect all three. Seconded by Mark Hughes. Approved unanimously.

## **IV. Approval of Meeting Minutes**

A. The 12/3/06 annual meeting minutes were sent out to all homeowners. Vince Schoon noted one correction under the Septic Committee Report. Richard moved to approve the minutes with correction. Mark Hughes seconded. Motion approved unanimously.

B. The May 2007 special meeting minutes were handed out. No discussion. Motion made by Vince Schoon to approve the minutes. Seconded by Richard Zunker. Motion approved unanimously.

**V. Treasurer's Report**

A. Lori Berglin presented the 2007 Treasurer's Report. Budget vs. Actual and Treasurer's Report. Ken Grieger moved to accept the 2007 Treasurer's Report as presented. Seconded by Don Murden. Unanimously approved.

B. 2008 Proposed Budget presented. Vince Schoon questioned the line item for the website and motioned to table approving the 2008 Budget until after the website discussion. Seconded by Karen Johnson. Unanimously approved.

**VI. Committee Reports**

A. **Septic Committee** - Karen Johnson presented. Lift stations were pumped on November 20, 2007. Discussion about whether Chris Zierke will be contacted to inspect drainfields and give advice on removal of trees. Karen reminded homeowners that a contact list was mailed out with septic committee contact names and phone numbers and the handbook also has a contact list.

B. **Value Assurance Committee** – Dave Randall presented. There is not a formal committee. The board has been handling issues. Suggestions were made that we keep the VAC, enforce the procedures originally set up. Motion made by Vince Schoon that the board follow VAC procedures. Randy Berglin seconded. 28 Ayes. 1 Naye. Motion passed.

C. **ACC Committee** – Aaron Seim presented. Two deck plans submitted and approved on condition that plans were approved by the City of North Branch.

**D. Proposed New Committees**

1. **Landscaping/Monument Area Committee** – Ken Grieger presented a plan for improving the entrance to Tall Timbers. Fill in low area by monument and add a boulder wall. Take out current planter and bushes. Put down gravel and weed barrier – approx 30-40 foot area. Terrace across the pond and back of monument with higher plants along back of monument. Can add ground cover. Area across the road from monument could also have a 30-40 foot area of gravel and weed barrier. Bids for the fill and boulder wall ranged from \$1000 to \$1800. Suggestion made for using juniper bushes that require little water, and no-maintenance annuals. Tom Davis made a motion to approve a \$2500 budget and 3-4 people to work together and present a plan to the board. Seconded by Vince Schoon. Question asked how will this be funded? Tom Davis amended the motion to approval of a one time assessment of \$50/lot which would be \$2400. Vince Schoon seconded. Concerns about vandalism, needing a color photo of plan, challenge of 48 homeowners approving a plan, etc. were raised. Question raised regarding bylaws of special assessments. Volunteers for Landscaping/Monument Area Committee are Ken Grieger, Linda Wentland, Sherry Erickson, Nancy Schoon, Linda Fulton, Karen Burque and Tom Davis. Tom Davis amended the motion to approve \$50/lot (total of \$2400) by raising association dues for 2008. Vince Schoon seconded. 23 Ayes, 5 Nays and 1 Abstain. Motion approved.

Randy Berglin motioned for the approval of the plan as presented by Ken Grieger. Committee will have a progress update by April 1 and work will start by June 1. Motion seconded by Mark Hughes. 26 Ayes, 2 Nays and 1 Abstain. Several homeowners offered to help with labor to keep expenses down. Suggestion made to rework cost depending on volunteer labor. Concern about liability, suggestion for volunteers to sign waivers.

**2. Website Committee** - Vince Schoon asked about parameters of website. Sherry Erickson volunteered to help. Should 2008 Budget Line item for website be increased? Some of the Miscellaneous line item in the budget (\$250) could be used for website if needed.

**VII. 2008 Proposed TTHA Dues**

Motion made by Vince Schoon to increase annual association dues by \$50 to be used for Landscaping & Improvement of Monument Area. Randy Berglin seconded. 24 Ayes, 4 Nays, 1 Abstain. Motion Passed. Motion made by Tom Davis to approve the 2008 Budget with a change in the Income section (Association Dues) reflecting the increase in dues for 2008 and a corresponding line item in the Expense section (Landscaping/Monument expense). Ken Grieger seconded. Unanimously approved.

**VIII. Other Business from Association**

Motion made by Vince Schoon that the board address the speeding issue and report back via website. Richard Zunker seconded. Unanimously approved.

Richard Zunker suggested calling North Branch police to report speeding concerns.

City mandates 30 mph and will not allow speed bumps. TTHA board could address city council meeting.

**IX. Adjournment**

Meeting was adjourned at 8:25 p.m. by Ken Grieger. Seconded by Don Murden. Unanimous Ayes.

Respectfully submitted by:

Secretary

Approved by:

Tom Davis  
President