

**TTHA HOMEOWNERS ASSOCIATION SPECIAL MEETING
APRIL 22, 2012 6:00PM
NORTH BRANCH LIBRARY MEETING ROOM**

I. CALL TO ORDER:

A special meeting of the TTHA homeowners association was held on April 22, 2012 at the North Branch Library meeting room. Board members in attendance: Vince Schoon, Scott Ingram, Julie Wermerskirchen, Karla Johnson, and Karen Johnson. Not present: Randy Berglin. After establishing that a quorum was present, Vince Schoon called the meeting to order at 6:10 pm.

II. ADDITIONS/REVISIONS/DELETIONS TO THE AGENDA:

The by-laws and covenants state business transaction is limited to the stated purpose on the notice/agenda, therefore, there were no changes.

III. SPECIAL MEETING AGENDA:

I. To discuss the findings to the follow-up question presented to the Board from the 2011 TTHA Annual Meeting held on January 29, 2012, regarding what happens when the association starts the legal process and association money has been spent on the legal process but at some point a non-compliant homeowner wants to comply. Can the money spent by the association be recovered from the non-complaint lot owner? The board consulted with an attorney for direction. The statement from the attorney was presented to the association. This legal statement was sent to all homeowners prior to the special meeting. In summary, the association is able to recoup all their costs related to legal proceedings from a lot owner. Vince called for a motion to accept this change that would be to include this information/wording into the covenants. Mark Hughes moved to accept the motion; Pat Mickelsen seconded. Discussion. Vote to accept change into covenant was taken. 24 ayes, 6 nays. Motion passed by majority vote.


II. A discussion regarding past, current and future non-compliance matters relating to enforcement and how to handle violations ensued. A starting point was discussed going forward for how to handle violations. The question was asked by the association on whether the covenants/by-laws are reviewed periodically for current relevance and/or possible revision. The board asked for direction on what actions the association wants to take to rectify covenant violations from this point on. After a lengthy discussion, it was suggested a committee be formed to review the covenants. No motion is needed to form a committee. A representation from all TTHA streets was sought out. The following persons volunteered for this committee: Anne Weisinger, Duane Habel, Sue Berg, Mike Selbitschka, Luann Hughes, and Pat Mickelsen. Karla Johnson volunteered to be the board liaison to the committee. This committee will present their findings/recommendations at the 2012 Annual TTHA Association meeting.

III. A request for a one-time change to the term of TTHA President from 2 consecutive years to 3 consecutive years was sought. Our current by-laws state that the President and Vice-President can only hold office for 2 consecutive years. Rob Sanvik motioned to accept this one-time exception. Tom Davis seconded. 25 ayes, 1 nay, 3 abstained. Motion passed by majority vote.

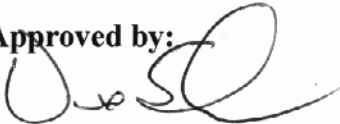
IV. ADJOURNMENT:

Mark Hughes moved for adjournment of the special meeting. Rob Sanvik seconded. The April 22, 2012 special meeting was adjourned at 7:16 pm.

Respectively submitted by:


Karen Johnson
TTHA Secretary

Approved by:


Vince Schoon
TTHA President