

TALL TIMBERS HOMEOWNERS ASSOCIATION 2017 ANNUAL MEETING MINUTES
AMERICAN LEGION MEETING ROOM
NORTH BRANCH MN 55056
April 29, 2018

I. ESTABLISHMENT OF A QUORUM:

A roll call sheet was utilized. (see **Appendix A**) Each Lot Owner attending in person signed in next to their name and address. Those Lot Owners holding proxies for other TTHA members not in attendance were asked to sign in for the person whose proxy they held. Updated email addresses were requested from all association members. Of the 48 homes within TTHA, 40 Lot Owner's and/or proxies were present, 29 in person & 11 proxies. (29 Lot owner's and/or proxies are required for a quorum). The quorum requirements were established. For this meeting a motion will pass with 21 yea votes.

II. CALL TO ORDER:

The annual meeting of the homeowner's association was held on April 29, 2018 at the American Legion in North Branch, MN. TTHA President Richard Zunker called the meeting to order at 6:05 p.m. TTHA Board members Tom Davis, Ardeth Bernier, Kassy Colucci, Dave Ballinger and Anne Weisinger were in attendance with one open board seat. The annual meeting was conducted following the Robert's rules of order and Lot Owners were reminded only one vote per Lot will be counted. The use of an audio recorder to record the meeting minutes to assist in the generation and accuracy of the minutes was approved by general consent.

III. APPROVAL OF THE 2017 ANNUAL MEETING AGENDA:

Richard Zunker asked if there were any additions or proposed changes to the agenda; there were none. Tom Davis made the motion to accept the meeting agenda, Ardy Bernier seconded. The annual meeting agenda was approved by general consent.

IV. APPROVAL OF THE 2016 (April 30, 2017) ANNUAL MEETING MINUTES:

Dave Ballinger made the motion to approve 2016 minutes; Mike Selbitschka seconded. There was no discussion or questions raised. The 2016 Annual Meeting minutes were approved by general consent.

V. APPROVAL OF THE OPERATING GUIDELINES FOR THE MEETING:

Tom Davis went over Roberts rules of order per the power point presentation. The meeting was conducted under the TTHA By-laws and the Robert's rules of order. With the large amount of business before the association the board suggested each speaker would be limited to three minutes versus the 10 minutes stated in current Roberts Rules adopted by TTHA. Tom Davis made the motion to limit each speakers time to 3 minutes and to alternate pro and against speakers for this meeting only. The motion was seconded by Richard Zunker. No discussion was raised. The motion passed by general consent.

VI. WELCOME REMARKS:

Richard Zunker welcomed all Lot Owners to the 2017 Annual Meeting. The board members were introduced and thanked for their service. A special thank you and recognition was given to Anne & Garry Weisinger for their countless hours of work and commitment given to ensure the business of the association and special common septic projects were completed properly and at lowest possible cost, ensuring significant savings to the association.

VII. ELECTION TTHA BOARD MEMBERS:

The TTHA board currently has one unfilled seat, (three-year term). The association was asked for volunteers or nominations to fill the seat. There was no nominations or volunteers.

VIII. TREASURER'S REPORT: (See Appendix B)

Anne Weisinger presented the treasurers report consisting of the 2017 budget vs actual expenses and the 2017 year-end fund balances.

IX. COMMITTEE REPORTS:

A. Architectural Control Committee:

Richard presented one garage and one deck were approved and completed with no issues

B. Landscape Committee:

Anne Weisinger presented.

Nancy Schoon was thanked for planting the flowers at the front entrance. A big thank you was given to all the volunteers who watered the flowers, mowed and trimmed the front entrance and boulevards. The time provided by all keeps the neighborhood looking beautiful and provides substantial cost savings to the association.

The landscape committee will again be looking for volunteers to help with mowing, trimming, and watering of the front entrance area. The attendees were asked to sign up on the volunteer sheet present or to go to the website and sign up.

C. Septic Committee:

Tom Davis presented.

- 1) Both common lift stations were completely rebuilt. The pumps, valves and rail system were replaced. All floats and wiring replaced., All the old steel pipe was replaced with PVC pipe. The contactors in the control panel were replaced.
- 2) The annual lift station pumping was completed during the replacement/rebuild process.
- 3) All the stilling tanks on the common drain fields were tested for sediment/sludge build up. All tanks were found to have minimal, 2-3 inches, and no pumping of the tanks is needed.
- 4) The three-year inspection of the common drain fields was completed. The drain fields were found to be in excellent condition with a few minor notes of surface maintenance. The full report is posted and can be reviewed on the TTHA website.
- 5) All individual septic tanks are current with three-year pumping requirement.

D. Value Added Assurance Committee:

Kassy Colucci presented. No formal complaints were filed in 2017.

X. NEW WEBSITE

The board of TTHA asks all residents to use the website email TTHABOARD@TTIMBERS.ORG for all communications to the board when possible. This is the preferred method as it will go to all members and will ensure quick response and follow up. It also removes any personal conflicts with TTHA business.

XI. UNFINISHED BUSINESS:

No unfinished business from 2016 annual meeting.

XII. NEW BUSINESS:

A. PROPOSED BUDGET FOR 2018

Anne Weisinger presented the proposed budget for 2018.

Tom Davis made the motion to approve the TTHA 2018 budget, Motion seconded by Dave Ballinger. No Discussion was raised. The motion passed by general consent

B. PROPOSED CHANGES TO TTHA COVENANTS REGARDING COMMON AREA USE AND OUTDOOR PARKING/STORAGE.

1) PROPOSAL TO ALLOW OUTDOOR PARKING/STORAGE OF SEASONAL VEHICLES ON DRIVEWAY.

A lot owner requested the TTHA board place the proposal on the annual meeting agenda. Tom Davis made the motion to replace article VII section two of current covenants with article II section two, minus the last sentence, of the original 2001 covenants. The motion was seconded by Richard Zunker. After several minutes of discussion and points of clarification a paper ballot vote was taken. The proposal was passed with 22 yes votes to 18 no. See attachment.

2) PROPOSAL TO ALLOW ARCHERY HUNTING IN TALLTIMBERS PLAT

Jim Hoard presented a power point presentation to allow archery hunting within TTHA plat. Jim Hoard made the motion to allow archery hunting by residents living in TTHA only, on the common areas outlined in the presentation, with a forty-yard buffer of all property lines other than the hunter's property. The motion was seconded. After several minutes of discussion, Garry Weisinger made the motion of amendment to allow archery hunting on the forty-acre section of TTHA only. The motion was seconded. After several minutes of discussion, a vote by hands was taken and the amendment passed. After several more minutes of discussion Richard Zunker made a motion of amendment adding the northwest section of common area back to the original motion. The motion was seconded. After several minutes of discussion, a vote by hands was taken and the amendment failed. After lengthy discussion and no further amendments proposed on the main motion Cory Bombard called for the question, Tom Davis seconded. A hand vote was taken and passed to end debate and vote on the motion. A paper ballot vote was taken on the motion to allow archery hunting in TTHA plat. The motion was defeated with 21 no votes to 19 yes.

3) PROPOSAL TO CREATE A TRAIL ON TTHA OUTSIDE PERIMETER/ BORDER

Brett Nagel presented a power point presentation to create a border trail on the TTHA outer perimeter. Brett Nagel made the motion to allow for the creation of a border trail/buffer on the outside perimeter of TTHA to be used only for people, not motorized vehicles and to create a buffer from neighboring properties which could then be properly posted. No money would be used from the association except for the purchase of the no trespassing signage. The motion was seconded. After several minutes of discussion, a paper ballot vote was taken. The motion passed with 21 yes votes to 18 no

4) PROPOSAL TO ALLOW ACCESS TO STATE SNOWMOBILE TRAIL VIA TTHA PROPERTY

Cory Bombard presented a power point presentation to allow snowmobiles to access the state snowmobile trail from TTHA property. Cory Bombard made the motion to allow snowmobiles to use TTHA property outlined in the presentation to access the state trail bordering TTHA property only. The motion was seconded. After several minutes of discussion, a paper ballot vote was taken. The motion passed with 32 yes votes to 5 no.

XIII. ADJOURNMENT:

Joe Hopp moved for the adjournment of the annual meeting. Motion seconded by Jim Bernier. The meeting of the TTHA homeowners was adjourned by general consent at 8:39 p.m.

**Appendix A:
ROLL CALL**

**Appendix B:
TREASURE'S REPORT**
2017 Budget vs. Actual Expenses and 2018 Proposed Budget

2017 TTHA Annual Meeting Roll Call - April 29, 2018

Appendix A to the meeting minutes

Association Members	Lot Address	Present in Person	Present by Proxy
		Please sign your name	Proxy holder please sign your name
Altnow, Anthony & Amanda	8100 Iris Ave	<i>[Signature]</i>	
Ballinger, Dave & Kay	8038 Iris Ave	<i>Kay Ballinger Dave Ballinger</i>	<i>Self</i>
Beckman, Matthew & Shelley	37428 Hallmark Dr		<i>Self</i> ←
Berg, Terrance & Suzanne	37387 Hallmark Dr		
Bernier, James & Ardeth	37468 Hearthiside Ln	<i>Ardeth Bernier</i>	
Blanchard, Deborah	37323 Ironwood Ln		
Bombard, Cory & Amanda	37445 Hearthiside Ln	<i>Cory</i>	
Brown, Matthew	37328 Ironwood Ln		
Burque, Karen	37378 Hearthiside Ln		<i>Cord Fendall</i>
Davis, Thomas & Julie	8144 Iris Ave	<i>Tom Davis</i>	
Dick, Rodney & Sara	37387 Ironwood Ln		<i>Cory Davis</i>
Formogey, Olga & Stanley	37298 Heritage Way		
Fulton, Warren & Linda	7894 Iris Ave	<i>Warren Fulton</i>	
Hals, Ronald & Elaine	7929 Iris Ave	<i>Ron Hals + Elaine Hals</i>	
Hero, Stephen & Donna	7932 Iris Ave	<i>Donna and Stephen Hero</i>	
Hillestad, Jerome & Nancy	7978 Iris Ave	<i>Jerome Hillestad</i>	
Hoard, James & Kara	37331 Ivy Trail		<i>Terry Berg</i>
Hopp, Joseph & Traci	37298 Ivy Trail	<i>Joe + Traci Hopp</i>	
Jarosiewicz, Richard	37469 Hearthiside Ln	<i>Richard Jarosiewicz</i>	
Johnson, Scott & Karen	37450 Hallmark Dr	<i>Scott Johnson</i>	
Johnson, Timothy & Karla	37284 Heritage Way	<i>Tim Johnson</i>	
Johnson, Tyler	37281 Ivy Trail		<i>Joe Hopp</i>
Juntunen, Jim & Anja	37336 Ivy Trail	<i>[Signature]</i>	
Lindstrom, Jason & Kris	37346 Ironwood Ln		<i>Cory Davis</i>
Lorge, Paul & Karie	37339 Ironwood Ln	<i>[Signature]</i>	

2017 TTHA Annual Meeting Roll Call - April 29, 2018

Appendix A to the meeting minutes

Association Members	Lot Address	Present in Person	Present by Proxy
		Please sign your name	Proxy holder please sign your name
Matz, Michael & Jillian	8227 Iris Ave		
Mock, John & Debra	37456 Hallmark Dr		
Moonen, Brandon & Kassy Colucci	37283 Heritage Way	Kassy Colucci	
Mossbarger, Barry & Linda	37317 Ironwood Ln	Barry & Linda Mossbarger	
Murden, Donald	37282 Ivy Trail		Carol Randaee
Nagel, Brett & Heather	37417 Hallmark Dr	Brett Nagel	
Nelson, Eugene & Ann	37421 Hearthside Ln		
Peek, Andrew & Sara	37295 Ivy Trail		Joe Peek
Peterson, Steve	7963 Iris Ave	Steve Peterson	
Randall, David & Amy	37386 Ironwood Ln		David Randall
Randall, Stephan & Carol	37422 Hearthside Ln	Steve & Carol Randaee	
Sanvik, Robert & Gina	37295 Heritage Way	Robert Sanvik	
Schoon, Vince & Nancy	37324 Heritage Way		
Schoon, Vince & Nancy	37447 Hallmark Dr	Vince & Nancy Schoon	
Schroepfer, Reelika & Lawrence	8035 Iris Ave	LARRY SCHRUEPFER	
Selbitschka, Michael & Carla	37396 Hearthside Ln	Michael Selbitschka	Carla Selbitschka
Skroch, James & Angela	37444 Hearthside Ln		James Skroch
Sullivan, Dean & Charlene	8208 Iris Ave	Dean Sullivan	
Thorsen, Cory & Joleene	37359 Ironwood Ln	Cory Thorsen	
Weisinger, Garry & Anne	7997 Iris Ave	Garry Weisinger	
Wentland, James & Linda	8066 Iris Ave		
Woods, Steven	37315 Heritage Way		Robert Sanvik
Zunker, Richard & Christine	8182 Iris Ave	Richard Zunker	

TALL TIMBERS HOMEOWNER'S ASSOCIATION PROXY

The By-laws of the Tall Timbers Homeowner's Association provide an opportunity for those who are unable to attend the Annual Meeting to appoint a proxy to act on their behalf.

This proxy is good for the **TTHA Annual 2017 meeting scheduled for April 29, 2018** at the American Legion located in North Branch, Minnesota, and such other times as the meeting may be rescheduled or re-convened.

I/We MATT Beckman and Shelley Beckman
Lot Owner #1 Lot Owner #2 (if any)

37428 Hallmark Drive, North Branch
(Lot Address)

do hereby grant my/our proxy to:

Scott Johnson 37450 Hallmark Drive
Name Address

A proxy holder must be specified.

If there is not a specified proxy holder, the Board will not be able to honor the proxy.

This proxy carries with it the full right for the proxy holder to cast his/her votes as he/she sees fit or as I have instructed him/her to vote.

Signed:

Lot Owner/Co-Owner [Signature] Date 04/29/18

Lot Owner Email Address shelley.beckman@yahoo.com

Proxy Holder's Signature [Signature] Date 4-29-18

Please return this proxy to the address below if you cannot attend the annual meeting or send it to the meeting with the designated proxy holder. Thank you.

TTHA
P.O. Box 625
North Branch, MN 55056

TALL TIMBERS HOMEOWNER'S ASSOCIATION PROXY

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(We) Terry and Sue Berg and _____
Lot Owner #1 Lot Owner #2 (if any)

37387 Hallmark Drive, North Branch 55056
(Lot Address)

do hereby grant my/our proxy to:

Jim Hoard 37331 Ivy Trail, North Branch 55056
Name Address

A proxy holder must be specified.

If there is not a specified proxy holder, the Board will not be able to honor the proxy.

This proxy carries with it the full right for the proxy holder to cast his/her votes as he/she sees fit or as I have instructed him/her to vote.

Signed:

Lot Owner/Co-Owner Terry Berg Sue Berg Date 4-3-18

Lot Owner Email Address terryandsue@izoom.net

Proxy Holder's Signature [Signature] Date 4/29/18

Please return this proxy to the address below if you cannot attend the annual meeting or send it to the meeting with the designated proxy holder. Thank you.

TTHA
P.O. Box 625
North Branch, MN 55056

TALL TIMBERS HOMEOWNER'S ASSOCIATION PROXY

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✓ I/We Karen S. Blugue and _____
Lot Owner #1 Lot Owner #2 (if any)

✓ 3737 HEARTHSIDE LN. NORTH BRANCH, MN. 55056
(Lot Address)

do hereby grant my/our proxy to:

STEVE & CAROL RANDALL 3722 H/ EARTHSIDE LANE
Name Address

A proxy holder must be specified.

If there is not a specified proxy holder, the Board will not be able to honor the proxy.

This proxy carries with it the full right for the proxy holder to cast his/her votes as he/she sees fit or as I have instructed him/her to vote.

Signed:

✓ Lot Owner/Co-Owner Karen S. Blugue Date APRIL 30, 2018

✓ Lot Owner Email Address KARENBLUGUE@YAHOO.COM

Proxy Holder's Signature Carol Randall Date 4-29-18

Please return this proxy to the address below if you cannot attend the annual meeting or send it to the meeting with the designated proxy holder. Thank you.

TTHA
P.O. Box 625
North Branch, MN 55056

TALL TIMBERS HOMEOWNER'S ASSOCIATION PROXY

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I/We Sara Dick and Rodney Dick
Lot Owner #1 Lot Owner #2 (if any)

37387 Ironwood Ln North Branch MN 55056
(Lot Address)

do hereby grant my/our proxy to:

Cory Morsen
37359 Ironwood Ln North Branch MN 55056
Name Address

A proxy holder must be specified.

If there is not a specified proxy holder, the Board will not be able to honor the proxy.

This proxy carries with it the full right for the proxy holder to cast his/her votes as he/she sees fit or as I have instructed him/her to vote.

Signed:

Lot Owner/Co-Owner [Signature] Date 4/29/18

Lot Owner Email Address saradick77@gmail.com

Proxy Holder's Signature [Signature] Date 4/29/18

Please return this proxy to the address below if you cannot attend the annual meeting or send it to the meeting with the designated proxy holder. Thank you.

TTHA
P.O. Box 625
North Branch, MN 55056

TALL TIMBERS HOMEOWNER'S ASSOCIATION PROXY

The By-laws of the Tall Timbers Homeowner's Association provide an opportunity for those who are unable to attend the Annual Meeting to appoint a proxy to act on their behalf.

This proxy is good for the **TTHA Annual 2017 meeting scheduled for April 29, 2018** at the American Legion located in North Branch, Minnesota, and such other times as the meeting may be rescheduled or re-convened.

I/We Tyler Johnson and _____
Lot Owner #1 Lot Owner #2 (if any)

37281 Ivy Trail
(Lot Address)

do hereby grant my/our proxy to:

Joe Hopp 37298 Ivy Trail
Name Address

A proxy holder must be specified.

If there is not a specified proxy holder, the Board will not be able to honor the proxy.

This proxy carries with it the full right for the proxy holder to cast his/her votes as he/she sees fit or as I have instructed him/her to vote.

Signed:

Lot Owner/Co-Owner [Signature] Date 4-29-18

Lot Owner Email Address _____

Proxy Holder's Signature Joe Hopp Date 4-29-18

Please return this proxy to the address below if you cannot attend the annual meeting or send it to the meeting with the designated proxy holder. Thank you.

TTHA
P.O. Box 625
North Branch, MN 55056

TALL TIMBERS HOMEOWNER'S ASSOCIATION PROXY

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This proxy is good for the **TTHA Annual 2017 meeting scheduled for April 29, 2018** at the American Legion located in North Branch, Minnesota, and such other times as the meeting may be rescheduled or re-convened.

I/We Kris Lindstrom and Jason Lindstrom
Lot Owner #1 Lot Owner #2 (if any)

37346 Ironwood Lane
(Lot Address)

do hereby grant my/our proxy to:

Cory Thorsen 37359 Ironwood Lane
Name Address

A proxy holder must be specified.

If there is not a specified proxy holder, the Board will not be able to honor the proxy.

This proxy carries with it the full right for the proxy holder to cast his/her votes as he/she sees fit or as I have instructed him/her to vote.

Signed:

Lot Owner/Co-Owner Kris Lindstrom Date 4-29-18

Lot Owner Email Address Kris.Lindstrom@hotmail.com

lindsjw@yahoo.com

Proxy Holder's Signature [Signature] Date 4-29-18

Please return this proxy to the address below if you cannot attend the annual meeting or send it to the meeting with the designated proxy holder. Thank you.

TTHA
P.O. Box 625
North Branch, MN 55056

TALL TIMBERS HOMEOWNER'S ASSOCIATION PROXY

The By-laws of the Tall Timbers Homeowner's Association provide an opportunity for those who are unable to attend the Annual Meeting to appoint a proxy to act on their behalf.

This proxy is good for the **TTHA Annual 2017 meeting scheduled for April 29, 2018** at the American Legion located in North Branch, Minnesota, and such other times as the meeting may be rescheduled or re-convened.

I/We Donald R. Murden and Nancy J. Murden
Lot Owner #1 Lot Owner #2 (if any)

37282 Ivy Trail
(Lot Address)

do hereby grant my/our proxy to:

Steve or Carol Randall Hearthsid Ln.
Name Address

A proxy holder must be specified.

If there is not a specified proxy holder, the Board will not be able to honor the proxy.

This proxy carries with it the full right for the proxy holder to cast his/her votes as he/she sees fit or as I have instructed him/her to vote.

Signed:

Lot Owner/Co-Owner Donald R. Murden Date 4-26-18

Lot Owner Email Address nancy.murden@yahoo.com

Proxy Holder's Signature _____ Date _____

Please return this proxy to the address below if you cannot attend the annual meeting or send it to the meeting with the designated proxy holder. Thank you.

TTHA
P.O. Box 625
North Branch, MN 55056

TALL TIMBERS HOMEOWNER'S ASSOCIATION PROXY

The By-laws of the Tall Timbers Homeowner's Association provide an opportunity for those who are unable to attend the Annual Meeting to appoint a proxy to act on their behalf.

This proxy is good for the **TTHA Annual 2017 meeting scheduled for April 29, 2018** at the American Legion located in North Branch, Minnesota, and such other times as the meeting may be rescheduled or reconvened.

I/We Andy Peck and Sara Peck
Lot Owner #1 Lot Owner #2 (if any)

37295 Ivy Trail, North Branch MN 55052
(Lot Address)

do hereby grant my/our proxy to:

Joe Hopp 37298 Ivy Trail
Name Address

A proxy holder must be specified.

If there is not a specified proxy holder, the Board will not be able to honor the proxy.

This proxy carries with it the full right for the proxy holder to cast his/her votes as he/she sees fit or as I have instructed him/her to vote.

Signed:

Lot Owner/Co-Owner Andy Peck Date 4/29/18

Lot Owner Email Address Sara J Peck 4/29/18

Proxy Holder's Signature Joe Hopp Date 4-29-18

Please return this proxy to the address below if you cannot attend the annual meeting or send it to the meeting with the designated proxy holder. Thank you.

TTHA
P.O. Box 625
North Branch, MN 55056

TALL TIMBERS HOMEOWNER'S ASSOCIATION PROXY

The By-laws of the Tall Timbers Homeowner's Association provide an opportunity for those who are unable to attend the Annual Meeting to appoint a proxy to act on their behalf.

This proxy is good for the **TTHA Annual 2017 meeting scheduled for April 29, 2018** at the American Legion located in North Branch, Minnesota, and such other times as the meeting may be rescheduled or reconvened.

I/We Dave Randall and Amy Randall
Lot Owner #1 Lot Owner #2 (if any)

37386 Ironwood Ln North Branch MN 55056
(Lot Address)

do hereby grant my/our proxy to:

Paul Lorge 37339 Ironwood Lane
Name Address

A proxy holder must be specified.

If there is not a specified proxy holder, the Board will not be able to honor the proxy.

This proxy carries with it the full right for the proxy holder to cast his/her votes as he/she sees fit or as I have instructed him/her to vote.

Signed:

Lot Owner/Co-Owner [Signature] Amy Randall Date 4/28/18

Lot Owner Email Address randall10396@yahoo.com

Proxy Holder's Signature [Signature] Date 29 Apr / 2018

Please return this proxy to the address below if you cannot attend the annual meeting or send it to the meeting with the designated proxy holder. Thank you.

TTHA
P.O. Box 625
North Branch, MN 55056

TALL TIMBERS ASSOCIATION

PROXY

The By-laws of the Tall Timbers Homeowners Association provide an opportunity for those who are unable to attend the Annual Homeowners Association Meeting to appoint a proxy to represent their voting interest at the meeting.

This proxy is good for the meeting scheduled for Sunday, April 29th at North Branch Legion located in North Branch, Minnesota, and such other times as the meeting may be rescheduled or re-convened.

I/We Jim Skoosh and ~~Angie~~ Angie Skoosh
(Homeowner(s)) (Co-Owner, if any)

3744 Heathside Lane
(Address)

do hereby grant my/our proxy to the President of the Board of Directors or to:

Cory Bombard 3745 Heathside lane
Name Address

This proxy carries with it the full right for the proxy holder to cast his/her votes as he/she feels fit or as I have instructed them to vote.

Signed:

Owner/Co-Owner [Signature] Date 4-29-18

Co-Owner [Signature] Date 4-29-18

Proxy Holder Signature [Signature] Date 4-29-18

Please return this proxy to TTHA, P.O. Box 625, North Branch, MN 55056 if you cannot attend this meeting or send it to the meeting with the proxy holder.

TALL TIMBERS HOMEOWNER'S ASSOCIATION PROXY

The By-laws of the Tall Timbers Homeowner's Association provide an opportunity for those who are unable to attend the Annual Meeting to appoint a proxy to act on their behalf.

This proxy is good for the **TTHA Annual 2017 meeting scheduled for April 29, 2018** at the American Legion located in North Branch, Minnesota, and such other times as the meeting may be rescheduled or reconvened.

I/We Steve Woods and _____
Lot Owner #1 Lot Owner #2 (if any)

37315 Heritage Way
(Lot Address)

do hereby grant my/our proxy to:

Rob Sanvik 37295 Heritage Way
Name Address

A proxy holder must be specified.

If there is not a specified proxy holder, the Board will not be able to honor the proxy.

This proxy carries with it the full right for the proxy holder to cast his/her votes as he/she sees fit or as I have instructed him/her to vote.

Signed:

Lot Owner/Co-Owner Steve Woods Date 4-29-18

Lot Owner Email Address Steve.Woods@delta.com

Proxy Holder's Signature _____ Date _____

Please return this proxy to the address below if you cannot attend the annual meeting or send it to the meeting with the designated proxy holder. Thank you.

TTHA
P.O. Box 625
North Branch, MN 55056

2017 TTHA Actual Expenses vs. Budget

	2017 Actual	2017 Budget	Variance Actual vs Budget
INCOME			
Association Dues	\$ 8,645.00	\$8,640.00	\$ 5.00
Shared Lift Station fees	\$ 400.00	\$400.00	\$ -
Interest	\$ 191.88		\$ 191.88
TOTAL INCOME	\$ 9,236.88	\$9,040.00	\$ 196.88
EXPENSES			
Attorney Fees	\$ -	\$ 300.00	\$ (300.00)
Electric Utilities	\$ 1,570.26	\$ 1,700.00	\$ (129.74)
Document recording Fee	\$ -	\$ 50.00	\$ (50.00)
Ins. American Family	\$ 553.00	\$ 600.00	\$ (47.00)
Landscaping	\$ 59.84	\$ 400.00	\$ (340.16)
Meeting Room	\$ 50.00	\$ 50.00	\$ -
Misc Expenses	\$ 5.00	\$ 200.00	\$ (195.00)
Office Supplies	\$ -	\$ 100.00	\$ (100.00)
Post Office Box Fee	\$ 94.00	\$ 82.00	\$ 12.00
Postage	\$ 93.10	\$ 100.00	\$ (6.90)
Printing	\$ 26.31	\$ 100.00	\$ (73.69)
Septic Maint. (General)	\$ 13,195.17	\$ -	\$ 13,195.17
Shared Lift Pumping	\$ 400.00	\$ 400.00	\$ -
Website 3-Year Fee	\$ 443.69	\$ 150.00	\$ 293.69
TOTAL EXPENSES	\$ 16,490.37	\$4,232.00	\$ 12,258.37
NET INCOME	\$ (7,253.49)	\$4,808.00	\$ (12,061.49)
Funds Allocated-Shared Lift	\$ 400.00	\$ 400.00	\$ -
Funds Allocated-General Septic	\$ 13,195.17	\$ 4,520.00	

2017 TTHA Year End Fund Balances

Bank Account Balances	Fund Balances
Checking Acct	General Septic Fund
\$1,145.57	\$45,983.54
Nonprofit Money Market	General Reserve Fund
\$27,312.59	\$1,000.00
CD Investments	Legal Fund
\$20,998.95	\$1,328.00
Total	Checking Account
\$49,457.11	\$1,145.57
	Total
	\$49,457.11

2018 Proposed Budget

INCOME

Association Dues	\$	8,640.00
Shared Lift Station fees	\$	400.00
Interest	\$	-

TOTAL INCOME \$ **9,040.00**

EXPENSES

Attorney Fees	\$	300.00
Electric Utilities	\$	1,650.00
Document recording Fee	\$	50.00
Ins. American Family	\$	600.00
Landscaping	\$	400.00
Meeting Room	\$	50.00
Misc Expenses	\$	200.00
Office Supplies	\$	100.00
Post Office Box Fee	\$	102.00
Postage	\$	100.00
Printing	\$	100.00
Septic Maint. (General)	\$	-
Shared Lift Pumping	\$	400.00
Website 3-Year Fee	\$	150.00

TOTAL EXPENSES \$ **4,202.00**

NET INCOME \$ **4,838.00**

Dedicated Funds: Shared Lifts	\$	400.00
Dedicated Funds: General Septic	\$	4,438.00
Total Dedicated Funds:	\$	4,838.00
