



## TRHA Annual Meeting Minutes

November 15, 2012

**Attendees:** R. Garcia; D. Wall; M. Rock; R. Ibarra; B. Snyder; D. Fedorowski

**Location:** 4677 Lily Avenue North, Lake Elmo, MN 55042

**Time:** 7:00 – 9:00 pm

### Meeting Agenda:

- Waste Water System
- Landscape Maintenance
- 2012 Financial Performance
- 2013 Budget Proposal
- Board of Director Candidates
- Membership Vote: 2013 Budget; Board of Directors

### Waste Water: Chuck Nelson, Waste Water and Architecture

- February 2012 Annual report provided indicating expenses ~ \$4,000 less than expected
- No expectations that there will be a change in fees in 2013
- Bi-monthly monitoring largest expense contributor: no indication of change in test results
- MN EPA requirement currently non-negotiable until three year agreement complete
- Permit and licensing expense issue currently under review: lack of payment to MN Dept of Hlth for permit since 2002
- One 2012 construction complete & compliant to covenants & bylaws; no projects pending

### Landscape Maintenance: Nancy Matchey, Vice-President

- Rx will be our landscaping maintenance provider for year 3. This will be the 3rd year in a 3 year plan (as previously documented).
- Anecdotally, the performance of Rx improved in 2012 over 2011. Yet still scoring (in my head) a B- at best.
- Trail resurfacing completed and fully reworked by vendor providing good results; project complete.
- In 2013, I am planning to again send our needs out for quote. I am open to a change in 2014 if services or price can be improved upon.
- Health of trees, weed control and beautification of the center pond will be the priorities for 2013.
- Looking ahead to 2015 may allow us to optimize perennials in our beds. I am open for feedback and other ideas that may come from the HOs.

### Financial Performance: Margarita Rock, Treasurer

- 2012 expenses overspent to revenue \$246.36; although actuals \$214.26 less than planned
- Mulch expense higher than planned due to labor costs; tax increase of \$14.29
- "Extra landscaping" limited spending \$683.05 less than planned; intended tree care services not implemented
- Retaining Board President eliminates fee requirement in Secretary of State filing saving \$40
- Designated "Trail Maintenance" escrow initiated with \$600; goal is \$10,000 in ten years

### 2013 Budget Proposal:

- Member fees remain unchanged at \$250.00/ Qtr / household
- Landscape services renewed at the 2012 rate based on current discussion
- Expected increase in insurance of 3% based on expected inflation increase
- Designated Trail Maintenance escrow contribution of \$1,000

- Undesignated escrow growth intended to support 2014 expenses

#### **Board of Directors Election: 2013 – 2015 term of service**

- President: Rita Garcia, nominee
- Treasurer: Margarita Rock, nominee
- Waste Water & Architecture: Paul Nielsen, nominee
- Nominations from the floor?

#### **Membership Vote**

- Complete and submit ballots
- Secretary counts and tallies ballots

#### **Voting Results:**

##### **1.) TRHOA 2013 Budget and Membership Fee: 2/3rds of votes cast required for approval**

- Total Number of Votes: 14                      # Voting Yes: 14                      # Voting No: 0

##### **2.) Board of Directors: simple majority of votes cast required**

- Total Number of Votes Cast: 14
- President:
  - Rita Garcia Votes Received: 14
- Floor Nominee                      Votes Received:
  - Treasurer:
    - Margarita Rock Votes Received: 14
    - Floor Nominee                      Votes Received: 0
  - Waste Water & Architecture
    - Paul Nielsen Votes Received 14
    - Floor Nominee                      Votes Received 0

Submitted By: Deb Wall  
TRHA              Secretary