



# TRHOA BOARD MEETING MINUTES

JULY 14, 2005

## Purpose of the Meeting:

- Mid-year business update.
- Action item review.
- Preparation for elections.

**August 13 –**  
"Final Fling"

**October 2 –**  
Nominations finalized for Board Officers

**November 2 –**  
Association Meeting  
6:30-8:00 pm

## Board Members:

*Rita Garcia, President*

*Ron Ibarra, Vice-President &  
Secretary*

*Julie Fliflet, Treasurer*

*Bob Snyder, Director,  
Waste-Water System &  
Architecture*

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*Jordyn Lehman, Tana Tigers  
Representative*

Web sites:

[www.lakeelmo.org](http://www.lakeelmo.org)

[www.co.washington.mn.us/](http://www.co.washington.mn.us/)

[www.metrocouncil.org](http://www.metrocouncil.org)

## Questions or Comments?

*Please call Rita Garcia at  
651.351.7665.*

## Logistics:

July 14, 2005; Location 4677 Lily Avenue North; 7:00 – 8:30 pm

**Participants:** Julie Fliflet; Rita Garcia; Ron Ibarra; Bob Snyder.

Time	Topic	Discussion Leader	Expected Outcome
7:00	Agenda Review & Action Items	R. Garcia	Confirm agenda; Action item updates.
7:15	Finance & Landscaping	J. Fliflet	Understand current expenses & balance; Review current contracts; Discuss future needs.
7:45	Waste Water & Architecture proposals	B. Snyder	Committee meeting update; Well drilling status; Review architecture proposal received & approved.
8:00	Park & Out-lot Development	R. Ibarra	Update on park development; Out-lot development update.
8:15	Board Nominations	R. Garcia	Nomination process & timing.
8:25	Wrap-up	R. Garcia	Decision review; Action items.

**Finance.** (J. Fliflet) Spending is in line with the budget as proposed without exception.

**Landscaping.** (J. Fliflet) Alex Kemp was contracted with for landscaping. Contract indicates expectation of cutting & weed pulling done weekly, with Thursday as scheduled day. Slow growth season will mean fewer cutting. In response to concerns regarding weeding, a note will be provided regarding the concern when the next bill is paid. Rita Garcia will also contact Alex and discuss concerns regarding weed control.

Path repair is a concern and should be considered in the financial plan. An estimate for service will be secured in collaboration with The Fields.

**Waste Water.** (B. Snyder) Newsletter is on hold regarding system. Power outage escalation process is being documented by Duane Silkworth; 4 hour power out is limit of system lift station; truck on standby if power outage reaches 10 hours. Need for wells to test run-off still being researched with intent to drill new test wells. Next meeting scheduled in August; will request Jim Hunter to attend.

**Architecture.** (B. Snyder) Proposals have been submitted and approved for expansion and decks at the following addresses: 4629; 4967; 4938. 4577 was previously approved in original business plan. A list of items that would need to be reviewed for architecture will be completed and provided to residents as requested.

**Park.** (R. Ibarra) Schedule has been discussed and reviewed with the city. Development work should be visible in August & September per the schedule. The City of Lake Elmo will assume responsibility for completion if the schedule slips.

**Outlot.** (R. Ibarra) Based on TRHOA taxed land, a determination will be made of the outlots that should be reviewed for improvement. Natural restoration may be eligible for a grant that would support improvement of 10 acres.

**Gas Utility Site.** (R. Ibarra) The gas utility is behind expectation since service is scheduled out of Texas. Minnesota is the last to be served. Due to delay, planting will occur after the fall heat. Plants & trees have been purchased. Weed kill has been done.

**Board Nominations.** (R. Garcia) Self-nominating should occur in October with a November meeting vote. Changes in the bylaws need to be made to start the new term January 1<sup>st</sup> and put the term on a calendar year allowing for transition. Board nominations and votes are taken by the Secretary of the Board – now a combined role with Vice-President. Additional change in bylaws would accommodate the combining of the Secretary & VP and should be considered.

### **Action Items:**

<i>Action</i>	<i>Responsible</i>	<i>Complete or Status</i>
Out-lot location property tax	R. Ibarra	Need current tax charge
Update bylaws & distribute	R. Garcia	Typing complete; to be posted on web site for resident download
Send waste – water management e-file to R. Garcia	B. Snyder	
Define items requiring architecture review	B. Snyder	
Path repair bid with The Fields	R. Ibarra	
Call for Nominations - Oct	R. Ibarra	
Letter to Landscape Service regarding weeding	J. Fliflet	
Develop bylaw change proposals for November meeting	R. Garcia	

[www.neighborhoodlink.com/lakeelmo/tanaridgehoa/](http://www.neighborhoodlink.com/lakeelmo/tanaridgehoa/)

[www.lakeelmo.org](http://www.lakeelmo.org)

[www.co.washington.mn.us/](http://www.co.washington.mn.us/)

<http://www.metrocouncil.org/planning/stcroixvalley/stcroixdev.htm>