



TRHOA BOARD MEETING MINUTES

OCTOBER 25, 2005

Purpose of the Meeting:

- Year end business update.
- Action item review.
- Preparation for November member meeting.

November 2 –
Association Meeting
7:00-8:00 pm

January 10, 2006 –
Tentative Board Hand-
Off Meeting
7:00-8:30 pm

February 1, 2006 –
Association Meeting

May 20, 2006 –

Board Members:

Rita Garcia, President

*Ron Ibarra, Vice-President &
Secretary*

Julie Fliflet, Treasurer

Bob Snyder, Director,

*Waste-Water System &
Architecture*

*Jordyn Lehman, Tana Tigers
Representative*

Web sites:

www.lakeelmo.org

www.co.washington.mn.us/

www.metrocouncil.org

Questions or Comments?

Please call Rita Garcia at

Logistics:

October 25, 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. Special project spending for weeding and the path repair work are well within the reserve budget.

Landscaping. (J. Fliflet / B. Snyder) Alex Kemp lawn cutting was acceptable but a significant shortfall in weed control and bed management. True Chem has performed weed control application for fall. Bob will solicit bids for service in 2006 including cutting, bed season care, and weeding. More than one contract will be solicited in the November timeframe. Providers will be selected, contracts signed and expenses introduced into the 2006 budgeting. At the meeting, get member response on willingness to spread mulch in Spring.

Seek Lake Elmo support it expanding the skirt at the path entry point to the parks. City crews and waste water system crews create continual damage that can not be repaired with grass.

Waste Water. (B. Snyder) New escalation process has been published with hard copy provided to neighbors. New test wells have not yet been drilled. Cost for wells are contained in the escrow held by The Fields and will not impact homeowners. The systems his economically stable for the next 12-18 months. Technical failures have been taken care of to date. Power supply continues as a concern. Recommendation is to collaborate with the city of Lake Elmo and pursue commercial level power supply to the system.

Architecture. (B. Snyder) Proposals have been submitted for shed building at 4964. Approval is forthcoming since it is within the covenant parameters. A list of items have been provided indicating what needs review and will be posted on the web site for residents. The covenants have already been posted.

Park & Paths. (R. Ibarra) Development of parks is close to complete. The

ball field bases will be added in the spring. Path repair has been reviewed and a decision made to proceed. Two bids were taken for repair services. Bergman's was recommended by the city and has been contracted with to patch the surfaces "roller blade" smooth.

Paths will require full resurfacing within three years. Based on community planning schedule the path ownership is intended to be turned over to the city. Efforts will be made to accelerate the turnover to the Lake Elmo Trails system within three years.

Outlot. (R. Ibarra) TRHOA taxed land has been identified. The South boundary of Tana Ridge is the defined by the south lot line of 4577 Lily Avenue extended to the paved walking trail. Everything south of that is owned and managed by the City of Lake Elmo.

Federal, state, and county grants are available for prairie restoration efforts in reclaiming the habitat. This option should be pursued to improve the Tana Ridge environment while managing the cost of our resident's investments. This will require Board action in upcoming years.

Gas Utility Site. (R. Ibarra) The gas utility continues to be behind in planting. Current delay is due to nursery selling off stock that was reserved for installation. Ron will continue to pursue closer on this action into 2006.

Board Nominations. (R. Garcia) Self-nominating was as slow as expected. Jim Hunter and Greg Heinsch are the two names on the ticket. Discussion on the process of nomination from the floor was held due to the language in the bylaws. The update of election bylaws was an attempt to eliminate the process of balloting. This process and the bylaws will be reviewed further prior to the November 2006 election process.

By-Law Amendments: (R. Garcia) An update will be made to two bylaws. **Board.** Relative to the Board the following decision was made: Treasurer or Waste Water & Architecture will be backfilled with an appointed interim to fulfill the term. Secretary may be combined with the Vice-President. Once terms are completed, elections for the position will be reopened. **Late fees.** In terms of association fees the \$25 late fee will be applied every 14 days the payment is overdue. With two incidences of late payment, the resident will be required to pay for the full year each January.

Action Items:

<i>Action</i>	<i>Responsible</i>	<i>Complete or Status</i>
Rewrite bylaws per board input and present to residents.	R. Garcia	
Pursue landscaping & mulch bids in November for 2006 contracts.	B. Snyder	

Please see link 4 below for the comprehensive development plan.

www.neighborhoodlink.com/lakeelmo/tanaridgehoa/

www.lakeelmo.org

www.co.washington.mn.us/

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