

# TRHA Annual Meeting Minutes

Date of Meeting: February 27, 2008

Location of Meeting: Fields of St Croix Barn

Time of Meeting: 7:00 P.M.

**First Order of Business:** President, Mark Gaertner opened the meeting. He asked fellow homeowners to recognize that we are all neighbors, and if they had any problems or questions to simply e-mail the board or call.

**Second Order of Business:** Secretary, Joe Pelletier facilitated elections for the new board. We welcome a new Vice President in Gary Hirt, and a new Wastewater / Architecture manager in Chuck Nelson.

**Third Order of Business:** Treasurer, Rhonda Nielson gave a run down on our current financial situation.

- Discussion about the increase in dues to \$880 per year
- We are facing additional costs for our paths, mulch, and septic system.
- Julie Fliflet volunteered to look into a city take-over of our paths
- Ron Ibarra asked that any commitment for a city take over be in writing
- Trail maintenance will also require a commercial weed remover, along with seal coating.

**Fourth Order of Business:** WWA, Kirk Matchey gave a Wastewater update. Please see attached form for a breakdown on Kirk's discussion. In addition, discussions centered on the cleaning of our line and where the funding would come from. At this point, it looks like the associations will be responsible for this.

**Fifth Order of Business:** Vice President, Greg Heinsch gave an update on the Landscape and Sprinkler system. We have renewed our contract with Prescription Landscape for mowing etc, and we discussed costs for the sprinkler system. The system is contingent on the board getting written approval from two homeowners to tap into their existing systems. The board will request a meeting with the contractor to meet with Fliflet's and Pelletier's to discuss the specifics of the plan. We also received a request from Chuck Nelson to verify the easements for this, and our President, Mark Gaertner will look into this. Notification will be given prior to April 1 if a breakdown occurs in the existing plan. Residents were asked to hold off payment until closer to April 1 to insure that we have a signed, working plan in place.

## **Additional Topics Discussed:**

*Spring Clean-up:* It was suggested that we seek a May date, possibly corresponding with the Lake Elmo clean-up date. Suggestions for the clean-up included:

- Removal of grass in monument area with a mulch and shrub replacement

- Sweeping of trails / edging
- Turning of the mulch
- Fix a bench and add additional rock to bench areas
- General trash pick-up

We also received a volunteer for our morning gathering of the spring clean-up. The Fliflets and Snyder's volunteered to host a brunch.

*Lily Avenue North Emergency Notification:* We need to remind everyone that it is important to specify our exact location in the event of an emergency. Additional information about the 911 system recognizing our address was given out by Julie Fliflet.

*Lake Elmo Flood Plain:* Changes and maps with the new proposed flood plan were handed out by Julie Fliflet.

End of Business.

# Tana Ridge Waste Water Update

- The Fields committee, lead by Todd Place, is very much on top of everything and very committed to the task of responsibly managing the “Waste Water System”. I have challenged Todd to show me the books so:
  1. We can be sure we are being charged fairly
  2. That the additional “Blue Stem” homes are being handled per the Operating Agreement
  3. For a break down of expenses and what \$ or % of monthly is going to escrow
  4. What is the escrow balance
- Current sewer rate \$25/Home/Month or \$300/Year or 34% of 2008 dues
- EcoCheck is the current third party maintenance contractor (FYI)
- System is functioning properly, there are no immediate issues
- At install the planned life of the system was **30 years**
- Currently EcoCheck is recommending a “Sewer Line Jetting” of all the collector lines. Their recommendation is every 3 years. However the current system has been in 7 and we have had only 2 clogged pumps due to debris etc. The Waste Water Committee is evaluating and determining the true need and risk to benefit. As it sits now the recommendation is to start accruing for this expense. Per the “Operating Agreement” if we do need to do this, Tana is responsible for maintenance of the collector pipes to the lift station and we would be financially responsible, our cost \$4532.00.
- Connecting direct to the new and controversial LE sewer system. Todd Place did go to a LE City Council meeting to request the intentions of the city and to get firm information, so the ball is formally in the city’s court. Initially the Mayor tried to sell us on it at an assessment of \$10,000 per home. It will not physically be available to our developments until estimated 2010.
- Selling the system to ECO Check. Initially all were of the mind set, not sure where it originated, that we would get a windfall of cash from this. As it sits today Eco Check would assume the system and after 3 years be 100% responsible for all expenses and maintenance. They would be sure to increase rates much higher, nothings been discussed. What would be in it for us?, the potential to pass on the risk. It is just being evaluated, nothing more. This has never been done before.

C:\Documents and Settings\jfliffet\Local Settings\Temporary Internet Files\OLK602\FIRM Tana Rid - Microsoft In

File Edit View Favorites Tools Help

Back Forward Stop Home Search Favorites Media Print Print Preview

Address C:\Documents and Settings\jfliffet\Local Settings\Temporary Internet Files\OLK602\FIRM Tana Ridge Area.jpg



Done