

**Timber Lakes Property Owners Association
Board Meeting Minutes – Wednesday November 5, 2008**

Wasatch County Senior Citizens Center

Conducting, Welcome, Introductions and Roll Call: President, John Blickenstaff — 6:15 P.M.

Board Members Present: John Blickenstaff, Mike Durr, Gifford Ely, LaMar Hadley, Gary Hume, Charlie Richards, Rob Roueche', Ole Smith
Craig Allen absent, but will coming later.

Property owners present: 6

Minutes of October 1, 2008:

The Board made a few corrections of the Board Meeting Minutes.

Motion to approve as corrected: Charlie

Motion seconded: Rob.

Motion passed unanimously.

Warrant List: Charlie Richards

The Board discussed and asked questions.

Motion to approve: Gary

Motion seconded: Ole

Seven approved and LaMar voted no but would not give a reason.

Motion passed.

Board Reports

John Blickenstaff: Update on the proposed fire station. We need 93 additional approvals to move forward with this project. We are contacting property owners by telephone who have not sent in an approval form.

A new logo has been approved for TLPOA and property owners were requested to submit suggestions by email for a new slogan.

John reported he was notified by Wasatch County of five property owners requesting to combine their lots for the Water Company. The County requires approval from the TLPOA for Water Company lot combinations. In order to obtain TLPOA approval, the lots must be current in any amounts owed to the Association. All of the lots in question are current. However, in some instances, our ownership records do not match the name of the owner requesting the combination. Connie was asked to contact the County to verify ownership of lots 1871 and 1872 (owner Brent Herbst), lots 1873 and 1874 (owner John LoFrano), lots 2120 and 2121 (owner Richard & Susan Call) and lots 435 and 436 (owner

Michael Tyler). If any of these lots are owned by someone other than the owner we have on record, the new owners are required to pay us the \$100 ownership transfer fee before their accounts will be clear. After verification from the County, and receipt of any transfer fees owed, Rob will write the letters.

Discussion held on owner title changes. Mike agreed to draft a closing document stating pertinent information that can be given to new owners regarding our CC&R's and various regulations.

The Fall Newsletter is being printed and will be mailed out soon.

Ole Smith, VP of Administration: The vehicle storage building will hopefully be finished up by the end of this week. We are mainly waiting for the delivery of the overhead doors.

As to the snowmobile access agreement with the Heber Valley Camp, either party can get out of the agreement at any time. The agreement allows access for snowmobiling across the Camp property only for Timber Lakes owners and their accompanied guests. If the owner does not accompany the guests, they cannot legally use the snowmobile access gate across Camp property. The agreement also requires TLPOA to keep legal users on the trail and off other Camp property.

Question asked: What is the status of grooming the trail and does Timber Lakes have a working snowmobile? Gary will check.

Ole stated that Epic Engineering has come back with recommendations regarding the speed limits in Timber Lakes. However, Ole wanted to discuss this in executive session before discussing in public.

Ole reported that he talked to the engineer about using ground up asphalt tailings along the side of the paved roads in order to stabilize them. The engineer said it would be a great way to protect the portions already paved and needs to be considered for use next year.

Gary Hume, VP of Operations: Regarding roads it was noted that three cement drain boxes have been installed on the mountain and a welder is in the process of making the grates to complete the project.

Gary asked for suggestions from the Board on what direction to go regarding snow removal and to help define the workweek for our road maintenance crew. He pointed out that the crew is not salaried, as they were in past years, because it is illegal to treat these positions as overtime exempt jobs. After discussion, it was decided to move to a five-day workweek during the winter and to carefully analyze the amount of overtime we are paying so that we can stay within budget

for snow removal. After a storm, the first response will be to plow the paved roads, then Blue Spruce and Ridgeline. Depending on the amount and location of snowfall, other roads will be plowed as well. This approach will replace the previous years of having a so-called "plow route."

Street name signs and additional speed limit signs have been ordered and will be placed when they are delivered.

Gary requested that any money spent require a signed Purchase Order before the purchase is made. After discussion, it was decided to exempt the office from having to use a purchase order if the item being purchased is coming out of petty cash. All other expenditures other than payroll and utilities will require a PO.

Gary led a discussion on the front gate electrical and lights. LaMar is to work with Mike on getting the electrical boxes raised and some additional floodlights for the gatehouse. It was also decided to put up the Christmas wreath but not replace all the lights around the gate. Owners present were asked if they were ok with not purchasing Christmas lights for the gate in view of the tight budget. Owners were happy with the decision.

Gary led update of Water Company issues. It was noted because of the bad weather, SunRoc, the construction company hired by the SSD, needs to get off the mountain in the upper sections and work to clean up the construction areas.

Craig Allen joined the meeting.

Snowmobile stickers are now in the process of being printed. Stickers may only be purchased by owners, not relatives, guests, friends, enemies, etc. If owners are renting snowmobiles, they must purchase a sticker for each machine to be rented, and present the stickers in person at the gate in order for the snowmobiles to be allowed into Timber Lakes. The price of stickers was discussed.

Motion to approve charge of \$10 each: LaMar

Motion seconded: Craig

Motion passed unanimously

Charlie Richards, Treasure: Charlie reported our attorney has collected \$35,830 in delinquent POA dues. A recommendation was made to go after the 5 or 10 worst offenders who owe money. WE will order title reports and determine if we want to foreclose. Charlie will provide the top ten worst offenders.

LaMar Hadley, Secretary/Compliance: It was reported that Randy Jensen owner of lot 2152 has built a large two car carport addition onto his residence along with a double lane concrete driveway. The whole thing was done without a

TLPOA permit or a Wasatch County permit. In addition, the whole thing has been built right along the property line and violates setback requirements. Wasatch County red tagged the structure and instructed that it be torn down. After this occurred, the owner applied for a TLPOA building permit and was denied on the basis that it did not meet setback requirements.

Connie was asked to call Wasatch County and get a list of all currently open building permits in Timber Lakes. The Board agreed to split up the mountain for a CC&R, ACR inspection. Board members will drive the mountain and compile a list of violators.

LaMar reported that Wasatch County EMTs requested that all property owners have a sign placed in clear view with their lot numbers on it for easy identification. John pointed out that the lot number is the more important than the physical address, but that he is encouraging owners to post both.

Property Owners' Forum: John asked the property owners in attendance if they had anything they wanted to share at this time.

George Van, lot 1391 reported there are some owners confused about the Fire Station and if any money for the station will be taken out of the POA fees.

Answer: No money will be taken out of POA fees.

George requested information regarding the paving of Ridgeline Drive. Answer: Please go to the web site where Gary has posted information on the blog. Gary explained that at this time, prices are too high for pavement and we do not have the money to pave until we get the new building paid for. Plans are to pave Blue Spruce and Ridgeline Drive.

When asked about getting the roads graded, Gary pointed out that in order to do it right, we need a water truck and a roller. We have neither. He asked if we should save to purchase those items first, or save for pavement. No one in the audience answered his question.

Wes Price, lot 927 stated that in his opinion the vehicle storage building does not look anything like the artist drawing, at least on the down hill side. He is concerned about the Fire Station being built next to it. Will the fire station look anything like the artist's drawing? In addition, will snowmobilers be able to park on the lots housing the buildings?

John insured everyone that the board wants to work with the owners in anyway we can to make both buildings blend in. He reminded Wes that we inherited the storage building and were stuck with what the previous board purchased. The fire station has to comply with TLPOA architectural control regulations. The chair of

the Wasatch County Council, Steve Farrell has assured John that they will comply with Timber Lakes regulations in the appearance of the building. In answer to a question about public meetings being held in the fire station, John said that while we have not seen the drawings, he does not believe there will be a large meeting room. We will check with Wasatch County to be sure exactly what the fire station building contains and what it will be used for. This area will not be used for snowmobile parking. Snowmobile parking will be available only on the lot next to the office and at Duck Lake.

Wes also asked about the road going past his place down to the Jones Lake dam will be put back into decent shape before winter. Mike agreed to contact Twin Creeks and ask them if they will do this.

Mike Durr, Fire/Safety/Asst Roads: We need to take care of the woodpile this year. So far, he has not been able to get anyone to come up and do the chipping.

Mike suggested that the Association get out of the chipping business as it has been too difficult to coordinate getting it down and many owners haul construction trash to the chipping site. The Board agreed we will not do any wood chipping next year.

There was a discussion about the legality of a lot owner leasing their property to SunRoc for purposes of storing equipment, pipe, fittings, valves, hydrants, etc. According to the CC&Rs, this is an illegal use of property. Giff and LaMar will draft a compliance letter to the owner of lot 920, asking him to comply with the CC&Rs. He will be given 30 days to clean up the lot. The Association can either assess a fine for each day a violation goes uncorrected or clean up the property and send the bill to the owner.

Rob Roueche' left the meeting at 8:35 p.m.

Craig Allen, Security/Gate: Craig reported Wasatch County is proceeding to enforce the ban on short-term rentals in Timber Lakes. He is in the process of putting together an up-dated list of owners who are violating the law.

Craig reported that All West has now made high speed Internet access available for all lots lower than Greenleaf. He has ordered 1.5 Mbps DSL service for the gatehouse. It will be used to resurrect the security cameras at the gate, mail house and dumpster areas.

A new computer is needed for the guard shack; the system they have now is not working. Gary agreed to donate a computer and operating system.

Craig will check into purchasing some type of vest or clothing for our security people so they will look more official while working. John stated that an owner, Steve Drew, offered to donate shirts for the security crew.

The owners bypass gate idea was discussed again. Craig will research to verify we have sufficient easement and find out if R.R. Short owns the adjacent property on the east side of the gate.

Motion to adjourn: Gary

Seconded: Charlie

Motion passed unanimously.

Meeting adjourned at 9:25 p.m.

Minutes taken by TLPOA Office Manager
Connie Hadley