

**Timber Lakes Property Owners Association  
Board Meeting Minutes – Wednesday January 7, 2009**

**Wasatch County Senior Citizens Center**

**Conducting, Welcome and Roll Call:** President, John Blickenstaff — 7:10 P.M.

**Board Members Present:** Craig Allen, John Blickenstaff, Mike Durr, LaMar Hadley, Gary Hume, Rob Roueche', Ole Smith

**Excused:** Gifford Ely, Charles Richards

**Property owners present:** 6

**Minutes of November 5, 2008 Board Meeting:**

Motion to approve: Rob

Motion seconded: Mike

Motion passed unanimously.

**Warrant List:** Dave Kirby

The Board discussed and asked questions.

Motion to approve: Craig

Motion seconded: Rob

Six approved and LaMar abstained.

Motion passed.

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

Wes Price, lot 927, expressed his concern about snowmobile parking and the lights being left on all night at the new storage facility.

Ole replied the lights left on are on the Water Company side of the building and he will call the Water Company and remind them to turn off the outside lights at night.

Craig stated we are still working on the snowmobile-parking problem. John said that the main problems are during holidays when there is not enough parking. Parking is on a first come, first served basis and when the lots are full, owners and their guests must park somewhere legal outside of Timber Lakes. He told Wes next time someone parks at the new building, call security and those vehicles will be towed.

Wes replied that security was telling people to park at the new building. Craig will follow up to make sure that security does not tell people to park there. There is

no parking anywhere in Timber Lakes other than on the owners' lots, at the office and at Duck Lake (snowmobile trailers only).

We asked about all the equipment and materials being parked by Sun Roc on property near to his residence.

John reported the Board has looked into this and cannot find in the CCR's a legal reason to have Sun Roc move their storage.

Dave Gagnon, lot 1953, asked about grooming the trail over the Heber Valley Camp property.

The groomer we have is not running and has not been running for two years. It is also not large enough to do the job. It gets stuck very easily and depending on where it is when it is stuck, it could spend the winter in the stuck position. LaMar will ask Mike to look at the groomer and see if it can be fixed. LaMar will check into hiring someone to groom the snowmobile trail across the Camp property. We are aware that grooming the trail through the Camp property would encourage more snowmobilers to stay inside the marked trail so we do not violate our agreement with the Church. People are requested to stay between the poles when using this trail.

Dave asked about a property owner, Chad Carlson, lot 1045, renting his cabin for four days to a group of people who brought their UTV to the sled hill and destroyed the snow pack on the closed section of Blue Spruce. The Board requested Dave to send e-mail with the details he witnessed and the Association will send an invoice to the property owner for road repair. The Board reminded owners the Association is cooperating with Wasatch County in the County's prosecution of owners who are violating the County's short-term rental ordinance.

### **Board Reports**

**John Blickenstaff:** Provided an update on the proposed fire station. We have enough approvals to move forward with this project. Mike is to meet tomorrow with the Fire Board this week and discuss the next step.

A new slogan, ***Timber Lakes – Minutes Away. A World Apart.*** has been selected by the owners for Timber Lakes. Thanks to those who responded.

Pebble Creek up-date: Pebble Creek has completed their financial obligations to the Association regarding the proposed amendment to Plat 2 that allows annexation of two lots into Timber Lakes. These changes will be recorded following County approval. The Association will complete the construction of Boxwood Lane this year, assuming the Water Company installs the line.

**Ole Smith, VP of Administration:** The vehicle storage building now has an occupancy permit. Ole & John are working on an operating agreement for both TLPOA and Timber Lakes Water Special Services District. We want to insure that any future disagreements between the two parties will be settled without going to court. One of the provisions in the agreement addresses what happens if the two boards disagree on an issue. Each party will select five members from its board to sit down together to find a solution. Seven out of the ten members must agree. If they cannot, the two boards will agree to resolve the matter through mediation.

Motion made by Craig to authorize Ole and John to finalize negotiations with the Water Company on a new operating agreement and sign it on behalf of the Association.

Motion seconded by LaMar.

Motion passed unanimously.

**Gary Hume, VP of Operations:** Gary asked LaMar about the roads. Neither Gary nor LaMar has had any complaints regarding the roads. The Board is pleased with the job Mike and Cam are doing for us this winter. Mike is working on the snow blower, but it is still missing some parts. Gary requested LaMar to talk to Mike about spending time with Cam to teach him how to clear out the intersections etc.

Gary had the new Employee Handbook ready.

Motion made by Mike to approve and adopt the new Handbook, effective as of January 1, 2009.

Motion seconded by Ole.

Motion passed unanimously

LaMar was asked to pass out the Handbook to employees. The last page of the Handbook is to be signed by the employee and given to Connie to be placed in the employee's file.

A discussion held on where to draw the line on large trucks parking in lot next to the office. The Board tabled the issue.

Gary requested Craig to work on tightening up the issuing of snowmobile permits.

**LaMar Hadley, Secretary/Compliance:** LaMar asked the Board to consider which roads we should improve behind the Water Company after they complete their work up-dating the water lines. We need to have a plan. John said that the Sun Roc contract called for the water project to be completed by the end of this year. Gary suggested another meeting be held to discuss these issues to make

the necessary decisions, including figuring out what has to be done to repair the dugway.

**Mike Durr, Fire/Safety/Asst Roads:** The wood pile has been chipped and taken care of. The Association will get out of the chipping business, as it has been too difficult to coordinate. Also too many owners haul construction trash to the chipping site, rather than dead brush and trees. The Board agreed we would not do any wood chipping this year. Owners need to take care of their own chipping needs. There is no longer any place in Timber Lakes to haul dead trees and brush. Owners must haul these things outside the development themselves.

**Rob Roueche', Plan Approval/CCR's:** No plans have been submitted due to the winter season. If a property owner requests the Association to sign off on their Water Company lot combination, the Board will not do so until the owners has paid their 2009 HOA assessments and any other fees or dues owed.

**Craig Allen, Security/Gate:** Craig reported Wasatch County has banned short-term rentals in Timber Lakes. A discussion was held on overnight rentals and working with the County to prosecute owners who violate this ordinance. The Association is planning to begin turning away renters at the gate. A sign will be posted at the gate regarding short-term rentals.

A discussion was held regarding an owners' bypass side gate which would cost the Association approximately \$8,000. The issue tabled until a later meeting.

A new computer for the gatehouse is at the office and Craig will hook it up and get it running. Gary donated the computer and the operating system.

Motion to adjourn: LaMar  
Seconded: Craig  
Motion passed unanimously.

Meeting adjourned at 9:20 p.m.

Minutes taken by TLPOA Office Manager  
Connie Hadley