

Timber Lakes Property Owners Association

Board Meeting Minutes-March 5, 2009

Wasatch County Senior Citizens Center, Heber City, UT

Conducting and Welcome by John Blickenstaff-President

Present : John Blickenstaff, Ole Smith, LaMar Hadley, Gifford Ely, Rob Roueche, Brad Denney, Mike Durr, Rex Gale (Accountant)

Absent: Gary Hume, Craig Allen

Property Owners Present: 3

Meeting started at 7:10 p.m.

Welcome by John Blickenstaff, and indicated that two of the Board members will not be attending; Gary Hume and Craig Allen. John introduced a new Board member; Brad Denney and also the new TLPOA accountant Rex Gale.

John indicated that the meeting minutes of the last two Board meetings have yet to be approved and called for a motion to approve.

LaMar Hadley made a motion to approve the meeting minutes of January 7, and February 4, 2009.

Mike Durr seconded the motion.

Motion passed unanimously.

John indicated that the meeting minutes will be posted to the Website.

Warrant List was read by Rex Gale. No total was indicated.

Mike Durr made a motion to approve the warrant list.

Gifford Ely seconded the motion.

Motion passed unanimously.

Property Owners Forum:

1. Jeff Meierhofer who owns Lot 547 asked to start a food drive and wanted to use the security gate as a base for collection. He indicated he would provide flyers and possible signage, and times and dates on when this would start. He also indicated that he would send John Blickenstaff an email with the required information.
2. Seth and Laurie Haddock who owns Lot 910 asked to discuss their situation regarding the pole barn structure that they built alongside their home. The structure is approximately 26 ft. x 32 ft. x 25 ft. high and is within 7 ft. of their

home. The structure has been 'red-flagged' by the County due to its placement adjoining the home.

The Haddock's are asking for a letter from the TLPOA indicating that it is in compliance with the Association's setback rules. It was indicated to the Haddock's that the CCR's and the ACR of the Association only deals with property setbacks and not the setback from the home.

Further discussion revealed that the pole barn structure was never approved by the TLPOA and plans have never been submitted for approval. The Haddock's are wanting the setback compliance letter from the TLPOA in order to start a variance process with the County. Once a variance has been approved by the County they would then submit plans to the TLPOA and the County for approval and permit.

The Board felt that since the home setback rule by the County does not pertain to the Association's regulations of property setbacks, the letter could be issued; keeping in mind that the Haddock's will still have to submit plans and pay the require fees for approval by the TLPOA.

End of Owner's Forum

Ole Smith's Report:

The vehicle storage building will require covers for items like meters, etc. on the outside of the building so that the snow does not damage them. He will be getting pricing for those covers and report back.

Road priorities for the upcoming 2009 year are:

1. Widening Ridgeline to County standards.
2. Intersections of Blue Spruce and Clubhouse as well as Blue Spruce and Cottonwood need some additional grade raising.
3. Boxwood Lane needs to be built.
4. Additional culverts are required throughout the development.
5. Pavement repairs are needed to the Dugway area.

The County has refused to issue the Certificate of Occupancy on the vehicle storage building until the earthen berms have vegetation. They have indicated that mulch and grass seed are all that would be required to complete this.

Mike Durr's Report:

A discussion regarding the combining of lots and paying POA assessments on all of the lots individually resulted in statements indicating that the Lot Combination Letter that

Rob sends states that all lots individually would have to pay the assesement. Combining lots does not relieve the Lot Owner from paying on each original lot.

Mike discussed the machine that could be used to create fire breaks. This machine shreds the brush into strips. A discussion of possibly getting the machine the first of April and using it on Plat 8 might be a starting point and indicate whether the machine is effective or not. The machine would be funded by a state grant, not costing the TLPOA for the service.

The new fire station still requires a survey and legal description prior to the County getting a legal deed. The County has asked for the deed prior to starting construction of the fire station. John Blickenstaff indicated that he would get in touch with Councilman Neil Anderton to discuss what the Fire Boards next steps would be.

Rex Gale Report:

Rex discussed the option of using a credit card to pay assessments by the Lot Owners. Zions Bank, the credit card issuer, would charge an average transaction fee of \$11.85 per transaction and indicated that they could possibly provide us with a 'seasonal account'; thus reducing its costs. The TLPOA would in turn charge the Lot Owner \$15.00 per transaction to offset its costs.

Brad Denney indicated that he could possibly get the card equipment for no money at all and will research this for discussion before the next Board meeting.

A motion was made by LaMar Hadley to authorize the use of credit cards for assessment payments and possibly snowmobile stickers.

Gifford Ely seconded the motion

The motion passed unanimously

A motion was made by LaMar Hadley to approve 'anytime deposits'; which is an electronic deposit to the bank that does not require a Timber Lakes employee to physically go to the bank to make a deposit.

Brad Denney seconded the motion.

The motion passed unanimously.

Zions Bank has agreed to provide the antime deposit service for free for 90 days; then a \$40.00 per month fee would be charged thereafter.

Brad is investigating a new road hardening material that may be useful on the Timber Lakes road system. The material will be given to Mike Camper for his review. The product is called 'Soil-Crete'.

Gifford Ely Report:

Gifford reported on the status of the dump/plow truck that the Association is trying to sell. He has been approached by a Timber Lakes resident; Mr. Dave Ganyon, that it needs to be on display in Salt Lake City in order for it to sell. Mr. Ganyon has resources that could possibly get the truck sold. Some of the things that need attention prior to sending it to Salt Lake would be:

1. Needs a UDOT transportation sticker / trip permit in order to be driven on the paved roads.
2. Insurance on the vehicle. Gifford will verify with Leavitt Insurance on what would be required.

A suggestion that the truck should be traded for a water truck and a road roller machine would be the best fit for unloading the truck versus outright selling of the vehicle.

A motion by Gifford Ely was made to use Mr. Ganyon as a go between to get the truck sold.

Ole Smith seconded the motion.

The motion passed unanimously.

General Discussion:

John Blickenstaff brought up the issue of bond refunds as requested by Lou Chappell. Mr. Chappell requested bond refunds for numerous properties and trash dumpsters. These requests involved properties as far back as 2003.

Audience participation revealed that from previous Board meetings Mr. Chappell was denied refunds by past Boards due to the excessive road damage he caused during his construction period. It was suggested that this be researched as best could be determined and a final decision sent to Mr. Chappell.

LaMar Hadley Report:

LaMar stated he would like someone to talk to Councilman Anderton regarding the west access to Timber Lakes through the LDS Church property. Discussion indicated that additional security would be required at this point if this were to happen; which is an additional expense to the POA.

LaMar also wanted someone to contact the County Attorney regarding the status of the nightly renter issue.

John Blickenstaff Report:

John indicated that the operating agreement with the TWSSD has been signed.

A proposal regarding sledding on the plow route was discussed. John indicated that verbiage would be put onto the website in the 'Living in the Mountains' document discouraging sledding on any plowed roads in Timber Lakes.

A discussion regarding Mr. Chuck Barber's access through Timber Lakes property to access his cabin revealed that since Mr. Barber was not a Timber Lakes resident and did not own property in Timber Lakes; he would not be allowed access to his property through Timber Lakes. It was also noted that there would be no place to park his vehicles should he gain access. The consensus of the Board was that he would not be allowed to use Timber Lakes roads.

John indicated that the Website traffic has decreased in the last few months; which indicates that additional and new information needs to be placed on the website. New information is encouraged by the Board. It has been determined that the newsletter reaches more people but contains less information.

It was suggested that Rob Roueche come up with new and/or additional language in the Construction Information portion of the website regarding term limits on Bond Refunds.

Motion to adjourn by LaMar Hadley

Seconded by every other board member

Motion approved. Meeting adjourned 8:50 p.m.