

**Timber Lakes Property Owners Association
Board Meeting Minutes – Wednesday, April 1, 2009
East Millcreek Library**

Conducting, Welcome and Roll Call: President, John Blickenstaff - 7:00 p.m.

Board Members Present: John Blickenstaff, Brad Denney, Mike Durr, LaMar Hadley, Gary Hume, Rob Roueche', Ole Smith

Excused: Craig Allen, Gifford Ely

Accountant: Rex Gale

Property owners present: 18

Minutes of March 4, 2009 Board Meeting:

Motion to approve: LaMar

Motion seconded: by Rob

Motion passed unanimously.

Warrant List:

Read by Rex Gale, with the total of \$22,438.

Motion to approve: Gary

Motion seconded: LaMar

Motion passed unanimously.

Property Owners' Forum:

Jack Walkenhorst, General Manager of All West Communications Inc., discussed how All West is working to improve services to Timber Lakes, including fast broadband, cable TV, telephone and cell phone service. All West will follow the Water Company project and put conduit in the ground so they can pull fiber to the top of Blue Spruce and the up the west side. He estimated that all residences in Timber Lakes should have access to these services by the end of 2010. At this time, anyone living lower than Greenleaf has access to the services. Jack discussed the need to locate approximately three cell towers in order to provide coverage for the entire subdivision. The towers need to be 100 feet high, in order to be effective. The only location inside Timber Lakes that might work is near the maintenance building. A short discussion followed and Jack answered all questions.

Lot 1929 – Tom Metcalf reported this is the first year his water has not frozen. John told him his complement was for the Water Company, not the Property Owners Association, but John said we would be happy to accept credit if Mr. Metcalf was happy.

Mr. Metcalf asked if ATV's riding onto private property and on common ground were trespassing.

Answer: Yes, if someone's ATV is on your property you have to call the sheriff's office and put in a complaint. TLPOA employees cannot make the official complaint. Craig Allen is arranging for someone from the sheriff's office to attend our next board meeting and clarify what they are able to do inside Timber Lakes.

Lot 834 - Roland Radack asked if there are any plans for chipping wood this year. Mike stated that the board earlier decided not to chip this year due to huge trees and construction debris that has inappropriately been dropped off in the past. This is unsightly and it is not fair to the neighbors to have to keep looking at debris piles every summer. However, Mike will contact Ken Ludwig to see what the possibility is of using the grant money to have chipping done by the state. We have approximately 100 yards of mulch left and it is free to anyone who can use it. In our current Timber Lakes Times on Page 8, there is a form to fill out to apply for State grant matching funds. Everyone was asked to fill out the form and turn it into the TLPOA office.

Mr. Radack requested an up-date on the fire station. John reported that in February he informed Wasatch County that we have received permission from our property owners to deed the land to the County for a fire station. However, there have been some miscommunications at the County and someone has stopped their surveyor from working on this project. John wrote a letter to the County and was assured by the Chairman of the Fire Board that their plans to work towards a Timber Lakes fire station are still going ahead. We will need to wait for the Fire Board meeting later this month for a status report.

Lot 1126 – Ken Warner asked when the water lines will be put in on Ridge Pine. Answer: According to the Water Company, they will complete Ridge Pine this year. Their contractor will start on the west side and then go back to the top of Blue Spruce and work down. John stated that we could count on the roads being terrible this year.

Would it be possible to oil spray the roads for dust? Gary reported that our roads are too steep for oil spray. Brad said that for the steeper roads, there is a soil additive that may work and he has given information to Mike Camper regarding this material. If it looks like it will work for us, it is much less expensive than asphaltting.

Lots 435 & 436 – Max Tyler reported that lot 435 did not pass a percolation test and he feels it is not fair to have to pay annual assessments on that lot. HE bought the lot many years ago as a buffer zone for his cabin on lot 436. Tyler's two sons said they also feel it unfair to disallow lot combinations. John explained why the previous board voted to end the practice of lot combinations (it reduces our revenues but does not decrease our costs). The Tyler's stated that people who did not live on the mountain full-time are subsidizing those who do. It was pointed out that in the end, everyone benefits from less build out on the mountain. John said that he was neutral on the topic but that there are not enough votes on the

current board to overturn the previous boards decision to disallow lot combinations. John thanked the Tylers for expressing their concerns. Mike told him there are alternative septic systems that can be used for lots that fail a perk test. John Young of lot 57 said he would like to see a buffer lot on more cabins and this would mean fewer cabins being build.

Lot 1950 – Durant Black stated he would like to see more lots combined so less cabins can be built and more common space available.

John responded this needs to be discussed in detail outside this meeting – the roads need to be upgraded to a standard acceptable by Wasatch County and we need the money from all lot owners to maintain and widen the roads to that standard.

Gary Hume, VP of Operations: Gary talked about modifying a roller compactor that would fit on the front of the road grader to save us from purchasing a roller compactor. The bid from HHRW to do this is \$6724.

LaMar made the motion to spend the \$6724 and get the roller compactor on our truck.

Discussion held and it was decided that Brad, Ole, and Gary will check with used equipment companies and get prices on a compactor and a water truck. LaMar was asked to call Giff and find out where the white dump truck is to be taken to Salt Lake City in order to get it sold. LaMar will also check with Mike Camper and get the specs on a water truck and roller. Information on the white dump truck will be faxed to Brad at 801-265-1080.

Mike Durr, Treasurer and Fire Safety: Mike discussed the need to bring our financial records up to date for a formal audit. Several general ledger accounts have not been properly maintained for several years and they must be cleaned up before we can get an audit. He also discussed account collections. He pointed out that both of these areas are outside the scope for which Rex Gale was hired. He presented two proposals for accomplishing these objectives.

Motion made by LaMar to hire Rex Gale to perform the additional, unexpected work, to bring our accounting records into compliance so that we can get an outside audit. The Board will authorize up to 200 hours for Rex to reconcile the accounts. Rex will report and update the board on his work after 100 hours. For this work, Rex will be paid \$25 per hour.

Motion seconded by Rob.

Motion passed unanimously.

Motion made by LaMar to hire Rex Gale to perform collections for the Association, instead of turning them over to our attorney. We can better control collections, and it provide a savings of more than 50% compared to what we

have been paying the law firm for this work. For collections, Rex will be paid \$50 per hour.

Motion seconded by Rob.

Motion passed unanimously.

A discussion was held regarding Lewis Chappell's various bond refund requests on lots 86, 416, 2162, 3, 549, 431, and 1205.

Motion made by LaMar to refund Mr. Chappell the \$2500 bond on lot 1205. Other requests made by Chappell were denied.

Motion second by Ole.

Motion passed unanimously.

John requested a letter sent to Lou Chappell by LaMar stating the reasons why the majority of his bond refunds were denied.

The Timber Lakes Property Owners Association Accounts Receivable Policy based on CCR's Article VI, Section 7 and 8 was revised to correctly show when interest is charged on late assessment payments. (Copy attached to original minutes)

Motion made by LaMar to accept the revised policy based on CCR's Article VI Section 7 and 8.

Motion seconded by Ole.

Motion passed unanimously.

Security: A discussion was held about security at the gate. Craig was not present, but John talked about Craig's proposal for issuing Timber Lakes stickers for property owners' vehicles to be installed on the inside of their windshield. Security would perform spot checks on owners with stickers, but mostly they would be waved right through. Vehicles without the sticker will have to stop and provide security with identification, including photo ID and vehicle registration. The Board directed Craig to work out the details of the rules and the stickers.

LaMar Hadley, Secretary: LaMar reported that an owner, Scott Anderson, was willing to contract to cut up dead wood on owners' lots. He also said that Scott would be willing to cut down dead trees in our 15-foot right-of-way on both sides of the roads if he could have the firewood to sell. The Board approved this and John asked LaMar to contact Scott about signing a liability waiver with TLPOA. We cannot allow the work without the waiver.

LaMar also reported that some Timber Lakes residents, headed by Karla & Bill Kepsel want to organize a cleanup day for picking up trash and cleaning up the common area around the office, dumpsters and gate. This event will take place on Saturday, June 6, 2009.

It was also pointed out that Wasatch County is allowing one pickup load of debris to be left at the Solid Waste Disposal site without charge during each of the months of April, May and June, if you are a Timber Lakes owner. The free punch pass is part of your annual bill (in the form of a postcard) from the County. Do not throw your stub away; it contains the free pass to the waste disposal site.

Finally, the Board discussed disposition of the white dump truck. Brad Denney will check his sources to see if we can work out a trade for a water truck and/or roller. LaMar Hadley will check with Mike Camper to get specs for the water truck and roller. Gifford Ely will be reminded to follow up with getting the truck to Dave Gagnon and the Jerry Seiner dealership.

Motion made by LaMar to adjourn the meeting at 8:50 p.m.
Brad made the second.
Motion passed unanimously

Minutes taken by Connie Hadley, Officer Manager