

**Timber Lakes Property Owners Association
Board Meeting Minutes – Wednesday, May 6, 2009
Wasatch County Senior Citizens Center – Heber City, UT**

Conducting, Welcome and Roll Call: Vice President, Ole Smith - 7:15 p.m.

Board Members Present: Craig Allen, Mike Durr, Gary Hume, Ole Smith

Accountant: Rex Gale

Excused: John Blickenstaff, Brad Denney, Gifford Ely, LaMar Hadley

Property owners present: 3

A motion to accept the April 1, 2009 minutes was made by Mike.

Second of motion made by Gary.

Motion passed unanimously

Rex Gale read the Warrant List with the total of \$77,764.57.

Craig made the motion to accept the warrant list.

Mike made a second to the motion.

Motion passed unanimously

Board Member Reports

Ole Smith: Ole gave information regarding what the Conditional Use Permit allows at the new building. No building materials can be stored outside of the building; however, it is okay for employee and Association equipment and vehicles to be parked. A discussion followed and it was decided that the property around the building needs to be cleaned up now that the winter snows have melted. Ole will contact Jody about watering the trees around the building so we do not lose them. The Board and employees need to be sympathetic to property owners who live close to the building by parking equipment and vehicles in areas that, as much as possible, are out of sight of the home owners.

Ole stated that the dump truck is now listed on the Public Surplus; TLPOA has a reserved sale price of \$42,000. However the bids as of today are only for about \$20,000. The auction fee is 7% of the total price, similar to what a dealer would charge on consignment.

Gary Hume: Gary introduced new policies that govern employee usage of Timber Lakes Property Owners Association electronic equipment, systems and other property.

Craig made the motion to accept the new guidelines.

Mike made a second to the motion. Motion passed unanimously.

Connie was asked to make a copy for each employee and give it to them. They should also each read and sign a copy of the new policies which will be placed in their personnel file.

Gary stated, due to the construction by the SSD this summer, the roads will not be pleasant to drive on. Everyone is asked to please be patient.

Mike Durr: Mike reported that, according to Ken Ludwick, TLPOA has \$70,000 of grant money this year that we must use or it will be lost. Discussion was held about wood chipping for 2009. There is a possibility of having two piles for dumping this year instead of one. One site for dumping will be by the office behind the trees. If there is a second site, it will be decided at a later date.

Mike stated that TLPOA needs to hire an attorney who specializes in land use and right-of-ways who can review all issues on the mountain and advise us on what exactly we can/should/must do in order to protect the owners rights and any ownership issues on the mountain.

A discussion was held. Mike will work on pulling records from the County so the attorney will not have to spend time gathering reports. Craig made a motion to hire an attorney to review everything with Mike's help. Cost was previously approved at \$2,000. After discussion it was decided to raise the amount to \$4,000.

Motion by Craig.

Motion was second by Gary. Motion passed unanimously.

A discussion was held about entering into Timber Lakes by the west side gate. Ole will contact the Camp to see what can be done and report back.

Craig Allen: We continue to work with County regarding rentals. Scott Sweat, Count Prosecutor will go to trial if it is assured that we can win.

A discussion was held regarding gate security during the summer months. Do we need to have employees at the Guard Shack 15 to 16 hours a day? This issue was tabled until the next Board Meeting. Craig made a "command decision" recently to reduce Sunday security.

Two letters were received at the TLPOA office requesting that the association pay for damages which occurred to their power during the winter of 2007. Craig to write to the property owners telling them that this is not an association issue; each lot owner needs to file a claim with their home owners insurance company, or pay damages out of their own pocket.

Property Owners' Forum

Jeff Dalby, Lot 849, requested that the square footage on a shed be the same as what Wasatch County requires. A discussion was held and everyone agreed that TL requirements for a non-permitted shed should be the same as the County.

This does not eliminate the requirement to comply with all other permits, requirements and CC&R's of Timber Lakes.

Craig made the motion that we change our square footage for a shed to 10 X 12 (from 10'x10').

Second was made by Gary. Motion passed unanimously.

Gordon Huetter, Lot 407, has requested to combine lot 407 & 408; according to Wasatch County he needs to have a letter from Timber Lakes Board in order to okay his request.

Ole agreed to send a letter to okay the Huetter's request.

Craig made the motion to adjourn the meeting at 9:20 p.m.

Mike made the second.

Motion passed unanimously

Minutes taken by Connie Hadley, Officer Manager