

**Timber Lakes Property Owners Association
Board Meeting Minutes
August 5, 2009
East Mill Creek Library**

Conducting & Welcome: President John Blickenstaff – 7:00 p.m.

Board Members Present: Craig Allen, John Blickenstaff, Mike Durr, Rondo Fehlberg, Gary Hume, Roger Legare, Rob Roueche', and Ole Smith

Rex Gale, Accountant

Excused: Gifford Ely, Office Manager Connie Hadley

Property Owners Present: 8

The Secretary, Mike Durr swore in the two new board members who were appointed to complete the remaining year for two directors who previously resigned. Roger Legare and Rob Roueche' are the newly appointed directors.

John asked for approval of June and July Board Meeting minutes.
Upon being duly proposed and seconded, motion passed unanimously.

Rex Gale read the Warrant List and answered questions.
Rob made the motion to accept the warrant list.
Rondo seconded the motion. Motion passed unanimously

Timber Lakes Government:

A discussion was presented by Pres. Blickenstaff who stated that we are running the board as prescribed by the TLPOA rules, but as we are getting more complicated the following possibilities should be investigated:

1. Hiring a full time manager.
2. Incorporation.
3. Adjusting the CC&R's.

Mike proposes to have this researched by Smith & Harvigsen's attorney Lyle Fuller who is doing the Woodland UT incorporation..
Motion made by Ole to spend \$500 to Smith & Harvigsen o research the option to incorporate.
Second of motion was given by Rondo. Motion carried unanimously.

John expressed his appreciation to Arlynn Anderson for his continual service in cleaning up the dumpster area and around the mailhouse.
A motion was made and passed to express gratitude to Arlynn Anderson.

Building Regulations and Fees:

Rondo – We will study other communities and look at best practices. We need to examine our costs and make sure our fees are in-line with costs. We are constrained by our governing documents. Public disputes happen and lawyers get involved.

We are researching other building fee options.

Christine Skaggs, lot 829 is building a 200 sq. ft. deck for \$1500. However, with the present plan structure she is \$980 in approval fees.(\$760 to TLPOA and \$220 to Wasatch County). Rob Roueche' stated that their project might qualify to be classified under our "Plan Approval Exempt" category.

Westview gate and girls camp four-wheelers. If we cannot ride our 4-wheelers on Camp property, why can their ride personnel ride on our property? Ole to talk to Phil Wright at the Church Camp. Ole will speak with Phil about fire gates on Westview Drive as well.

Mike was asked to contact the County and request the County Fire Trucks be moved back away from the street so that the neighbors don't have to have such a birds eye view of the vehicles.

Ole announced that the Mill Creek Library is closing and the Board will need to find a new location to hold the SLC board meetings. Whitmore Library is a possible meeting place.

BOARD REPORTS:

Gary Hume:

1. There will be equipment parked outside the Maintenance Building.
2. Gas tanks at the Storage Building will be moved and/or modified once we have heard from the State of Utah. We need to research permitting of underground tanks and other options.
3. The berm will be extended north of the Storage Building.
4. The road crew is working on Blue Spruce near Green Briar road.
5. Surveying cost were higher than expected because of the work done in order to put the roads in the right place.
6. A letter was sent to All West and Rocky Mountain Power (attachment). Motion on this attachment was made and passed by a vote of 8 board members.
7. Additions were made to TLPOA's policies and procedures (attachment). A 30 day notification will be posted on the web site.

Upon motion duly made by Rondo Fehlberg and seconded by Ole Smith, the following motion passed by a vote of 8 board members in favor and none opposed.

Add to the Policies, Procedures, and Regulations of the TLPOA.

Revision 8 to the Policies, Procedures, and Regulations of the TLPOA: Modify Sec 5.1.5.1 Add Appendix A on August 5, 2009.

Issuance of citations regarding: Roads, Buildings, Recreational and Disruption of the peace.

Citations may be issued immediately for the following reasons:

1. Roads / Recreational
 - a. Speeding – speed limits are 35 MPH on paved roads and 25 MPH on all dirt roads
 - b. Winter speed limits are 25 MPH on all roads
 - c. Children riding a recreational vehicle without a helmet (16 years and younger)

Other fine areas to be enforced will be posted for 30 days on the TLPOA web site prior to implementation.

Fine structure as follows:

Recreational & Disruption of the Peace

Fine schedule:

1st offense \$ 100.00

2nd offense \$ 150.00

3rd offense \$ 200.00 plus take away the privilege for one year

Number of offenses is based on a per lot basis (not per person).

All Board members are authorized to issue citations on behalf of the Timber Lakes Property Owners Association.

All fines will be payable to the TLPOA office within 10 days of receipt. Recipient of the citation will have the right to appeal the citation to the Board in writing and appear before the Board in the next Monthly meeting. Fines not paid within the time outlined will be attached to the yearly assessments for the lot in question and a lien will be placed against the lot of the owner. If a lien has to be filed, the cost of processing and registering the lien will be added to the amount of the fine.

Craig Allen:

No smoking within 25 feet of our buildings including the Office, Gate House and Storage Building.

John Blickenstaff:

Asked for and received approval to send a “no septic system in road right-of-way letter” to a property owner and the County Health Dept.

Mike Durr:

1. Recycling - \$5000 for building, \$50 pick up fee.
2. The Building will be built with volunteer labor
3. Mike Durr will bring a proposal to the September Meeting.

Meeting adjourned at 9:00 p.m.

Minutes taken by Mike Durr & transcribed by Connie Hadley, Office Manager