

**Timber Lakes Property Owners Association**  
**Board Meeting Minutes**  
**January 12, 2011 – 7:00 pm**  
Wasatch County Senior Citizens Center – Heber City, Utah

**Conducting, Welcome & Roll Call:** Mike Durr

**Board Members Present:** Mike Durr, Shane Olson, Milt Taylor, Andy Berry, Gary Hume, John Blickenstaff

**Board Members Excused:** Ole Smith, Rondo Fehlberg, Craig Allen

**Employees and Others Present:** Kris Price and John Price, Accountants, Martha Lackman, Administrative Assistant

**Property Owners Present: 15**

**Mike Durr, VP of Administration:** Welcomed everyone and did roll call, stating that we had sufficient board members present to constitute a quorum. He stated that we needed to approve the November 2010 minutes, which were previously distributed. John made a motion that the Board approve the November 2010 minutes, Shane seconded the motion, which passed unanimously.

**Warrant List** – John asked several questions about the December and January Warrant Lists, which were previously distributed. After discussion, Milt made a motion to approve the warrant lists for December 2010 and January 2011. John seconded the motion and it passed unanimously.

**Gary Hume, Security** – Gary said we have full staffing at the security gate and everyone is doing a good job. The new rippers are installed and holding up so far.

**Shane Olson, Vice President of Operations** – The snow blower is up and going and has been used for the past three days to widen the roads. The snow blower has all new parts, and seems to be running well. We are still working on a solution for the Blue Spruce construction project. Shane thanked Gordon Huetter for grooming the snowmobile trail. He also thanked the Water Company for helping us clear the roads during the recent huge snowstorms. Many of the owners present thanked the road crew for doing a great job with snow removal.

**John Blickenstaff, Secretary & Webmaster** – John thanked Shane and the Road Crew for a terrific job of snow removal. He reported on his attendance at the recent public comments meeting held by the State of Utah Public Service Commission regarding Timber Lakes being transferred from Rocky Mountain Power to Heber Light & Power (HL&P). Assuming the Commission approves the change, HL&P will send four crews to Timber Lakes to change out all electric meters during one weekend sometime

this summer. John then appealed to the Board to start working on any issues that will require a vote of the owners at this summer's annual meeting. He also made another request to all Timber Lakes owners to register their email address on the Timber Lakes website so the Board can communicate with owners.

**Andy Berry, Compliance and Newsletter** – Andy commented that everyone should look out for each other. If you see something out of the ordinary going on at your neighbors, please contact security.

**Milt Taylor, Treasurer** – Annual assessments were mailed to all owners before January 1. We are still being aggressive with our collections. So far, we have had good success and have collected about \$100,000 from owners whose accounts are in arrears. Our financial audit is proceeding and we hope to have this completed by the next meeting. We will make both the audit and the annual budget available to all owners before the annual meeting. Milt discussed the capital reserve fund, which is a new requirement for all Utah property owner associations. He summarized how the reserve fund will work and how it differs from operating expenses. Milt used the theoretical purchase of a snow groomer to demonstrate how the reserve fund will operate.

**Public Forum:**

There was a brief discussion about using an insurance bond when building a cabin rather than putting up a cash bond. After some discussion, the board decided it was unclear on how the program worked and wanted to wait for Craig to raise this issue at the next meeting.

Dr. Tom Metcalf, an owner serving on the Open Spaces Committee gave an update on the committee's work.

Mike made a motion to give our accountants a power of attorney to represent the Association to the IRS for purposes of filing and getting copies of our tax returns. Milt seconded the motion, which passed unanimously. The Board authorized Milt to sign the appropriate form.

Gary proposed that owners, other than the five we have identified, who donated to the groomer, bring in their cancelled checks and we will refund their donation. Milt seconded the motion, which passed unanimously.

Mike was asked to obtain templates for us to use to propose updating our CC&Rs in the next annual meeting.

There was a discussion about placing more markers along the snowmobile trail, as well as how this issue may fall under the open space committee. Shane made a motion to purchase additional poles, signs, and red paint, then remark to trail. Andy seconded the motion and it passed unanimously. Some new owners might not be aware that we have an agreement with the LDS church to use the snowmobile trail to access the National

Forest. The agreement requires us to keep snowmobiles inside the trail markers while we are passing across their property.

Teresa Gubler, an owner, agreed to compile snowmobile information for the website, including trail information and a map.

Mike discussed the recycling project, which is still making progress.

Mike moved to adjourn the meeting and Andy seconded the motion, which passed unanimously.

The meeting adjourned at approximately 8:00 pm

Minutes provided by Martha Lackman, Administrative Assistant.