



TIMBER LAKES PROPERTY OWNERS ASSOCIATION

Box 218 Timber Lakes , Heber, Utah 84032

Timber Lakes Property Owners Association Board Meeting Wasatch Community Center January 10th 2007 6:00pm

Conducting: Ralph Siebert

Present: Ralph, Bonnie Huetter, David Kirby, Al Luckart, Bruce Ericksen, and Bob Clark.

Excused: Rose sick with the flu, Jack Monnett out of town (didn't get the e-mail), Scott with business commitments.

New Board Member: Bob Clark was sworn in by Al Luckart. Bob was elected by the Board at our November meeting to replace Mark Runia, who resigned.

Minutes From November 2nd Meeting: Bonnie made the motion to accept the minutes as published. Bob 2nd it, all were in favor.

Warrant List: Warrant list was read by Bruce. Mike Camper questioned the \$531 check #5330 to Staker, since some times we get billed early for the retention fee. Bonnie made the motion to accept the warrant list. Bruce 2nd ed it. All were in favor.

Bonnie noted that we only paid for the grader lease and we need to pay monthly on both the grader and the backhoe. We don't want to get behind. Beth commented that we only got the one invoice and that she intended to call and request an invoice but the past months checks were at the CPA for auditing.

Office report: Beth Denner was concerned about bond refunds. People are angry about not getting it and Beth wants official approval from Dave Harvath (plans approval) to authorize it. Beth asked Dave H. to fax or mail paperwork to her, it hasn't happened yet.

Ralph noted that bonds come under Jack Monnett. And that Jack should make sure and authorize bond refunds. Bruce asked for input from Mike Camper on the bond refund since he's aware of most of what's happening in TLs. Mike noted that sometimes builders don't post an excavation bond and we have to pick up out of the other bond. Dave's not checking on construction sites to see if they're in compliance with a port-a-potty and dumpster. Ralph again reiterated that it's Jack's responsibility.

Bonnie stated that if Jack's not checking the sites it needs to be done. Jack originally set up the check list to have contractors sign off that they're in compliance. We need a person to go on site to verify that they are in compliance. Mike stated that he'd drop in the office and see what's happening with refunds and input with regards to road damage and compliance

Beth wanted to know the steps for issuing a bond refund check.

In a side note, Mike noted that the excavation bond for our major road construction is separate and will come up in 2 years and Mike needs to sign off on that. Mike also stated that county inspector Quinn suggested that the county may soon require the dumpster and potty, so we can back off on that then.

Bonnie stated that Jack needs a form that he can leave on site to inform them of violations of the bond contract. Mike has and will fax to Ralph a copy of the bond contract.

Beth couldn't find a payroll policy, so she put together a proposed payroll policy. Bonnie noted that we need more time to review the policy, all were in agreement.

Beth said regarding new owners' title transfers and etc , that she needs a copy of it for documentation purposes.

Beth expressed concern over parking and tows. There's a large number of tows of property owner/guests cars, a number of which may be from the designated parking areas. Bonnie stated that the parking lot is structured for temporary use only and not for long term use. As a result of the problem we instituted the parking permit procedures. Bob suggested that we not tow unless they're there over 3 days in the parking lot. Mike commented that we want these vehicles parking on the



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lower lot, we don't want them trying to go higher up and getting stuck and creating problems. Mike's not in favor of the parking permit, first come basis only. Dave suggested leaving clip-board to sign in with lot# and phone contact#. Mike suggested leaving the contact# and lot# on the car dash-board.

Bob questioned about the former sign stating No Parking on TLs roads near the entrance and also No Parking signs throughout TLs. Mike stated that No Parking signs are scattered throughout TLs.

It was noted that there's no signs in the school zone waiting area and something is needed. Bonnie suggested the school zone parking sign could be 'child zone pick-up only M-F'.

Ralph stated Bonnie will take care of the No Parking signs.

Bob will encourage Dave not to cause unnecessary grief in the parking lot.

Bonnie: She said that we're having equipment problems as usual. We repaired the chains on the grader. This is the 3rd year for the grader and the 2nd year on the backhoe. The equipment is very viable but we do have upkeep expenses. We had problems with the tire rippers. New donated lights were put up at the gate. A contractor upgraded the gate area electrical. Installed were 4 new circuit breakers, timers, photo electric sensors, and spot lights on the gate. The lights will be left on through the Winter. Bases will be put on the entrance columns.

Mike and Rick are working on the snowmobile grooming. A TLPOA member who is part of a snowmobile association, could with volunteers monitor our church snowmobile access.

Mike and Rick are pushing back the snow on the roads to make room for the next round of storms.

Mike suggested that he may be able to put Rick on the SFR snowmobile access gate on weekends to turn people away without the TLPOA stickers. Bob asked if we could have the Sheriff up there on the weekends to monitor and ticket violators.

Joy Durrant asked where we can go with snowmobiles. She was informed that we can go all over TLs roads, not private property, and can follow the snowmobile signs up to and through the SFR timbered arched gate on top. Then follow the marked groomed trail through the church property to the Nat'l Forest.. Note we must stay on the marked groomed trail while on church property.

Dave: Didn't have anything.

Bruce: Only had something from Jack Monnett. There's a concern about heavy equipment on RidgeLine Rd. Also it's confusing that signs tell the contractors to see Mike for questions about construction and then when a problem arises they need to see Jack.

Al: Working on the verbiage for the Rules of Conduct for disgruntled members. We need to look it over, finalize it, and publish it in our documents.

Bonnie thanked Al for the article about CC&R enforcement. The court ruled in favor of the HOA. Home Owner Associations have a lot of power. If we don't enforce the CC&Rs we can lose the ability to correct violations. Approximately 60 million people live under HOA with CC&Rs.

Joy asked where CC&Rs are available. They're available on our web site www.timberlakes-assoc.org and at the office.

Bob: He gave a handout for another security monitor (cameras) estimate. This was much less expensive than the previous estimate. It was from an internet based company out of Orem. The estimate is for a camera at the gate and the dumpster. It's ca \$500 per camera (\$1200 for pan tilt & zoom), and \$50 monthly per camera for internet monitoring. The only additional cost would be DSL internet which we have. These gate cameras will help with gate closure issues as well as security. We'll be able to go on the internet and monitor contractors dumping and take pictures. People will quit stealing and think twice about such activities with surveillance cameras. We can add a camera on the mailhouse, which would be \$150 monthly for 3 cameras. Our insurance is somewhat concerned about the gate and a camera would help a lot. A discussion ensued on whether or not we need the zoom/pan/tilt. If the resolution is good enough and if we see license #s and etc well enough the zoom is not necessary. Consensus was that we need a camera or two on the gate, one at the mailhouse and maybe one at the dumpsters.

Ralph said we need to get him (security guy) up here with Mike and get a hard cost estimate.



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Note: Beth will not be signing for UPS and FedEx deliveries anymore.

Ralph: Kip Barnes upstairs still wants to rent the additional space directly above us. We offered the space to TLs Water SSD for \$250 monthly. We could offer \$300 monthly to Kip. The majority of the Board didn't want to rent to Kip at this time.

Mike said that the flag pole installation is on hold until Spring time.

Adjourn: Bonnie made the motion to adjourn. At 2nd it. All were in favor.