

Timber Lakes Property Owners Association Board Meeting

Wednesday Feb 7, 2007, 6:00pm

Murray Library, Murray, Utah

Conducting: Ralph Siebert

Present: Ralph, Scott Shurtleff, Bonnie Huetter, Dave Kirby, Al Luckart, Rose Gier, Bruce Ericksen, and Bob Clark Please Note: Jack Monnett submitted his letter of resignation from the Board today Feb 7th, citing an unplanned necessary move out of the region. We appreciate his service to the Board and the community.

Approval of the Minutes for January 10, 2007:

Bonnie questioned line 36 regarding roads construction retainage fees and building excavation bonds. Also line 44 was clarified regarding Beth's requirement for documentation from title companies on all new owners' title transfers.

Bruce wanted to know if we are collecting an excavation bond from builders for construction sites, we're doing the \$3,500, but it's not designated for roads. Bonnie said that if contractors go off their site onto any TLs property or roads right-of-way then they need to post an excavation bond. They normally aren't doing that so then if they do road damage then we deduct the damage from the building bond because it says in the building bond that if they don't post an excavation bond and do damage to TLs property or right-of-way then we'll deduct it from the building bond. Bonnie also commented that if they (builders) don't put a pot-a-potty or dumpster or culvert in we can take that from the building bond.

Bob made the motion to approve the minutes with noted corrections. Al seconded it. All were in favor.

Warrant List:

Bruce read the warrant list for a total of \$24,923.45 for January.

Scott questioned the large computer harddrive backup check. It was for not only a backup harddrive and installation, but for firewall and security installation necessitated because of Kari's ability to access and send e-mails from our (or appeared as such) computer. Bonnie questioned the large John Deere payments. Beth noted that we were short last month and this made up for that shortfall, in fact it looked like three months payments. Also Bonnie wants to pin down the actual Quick Books codes for all the generic utilities or roads payments. Dave noted that it's separate in the computer. The Precision Tech bill was for the gear for the snowblower.

Scott made the motion to accept the warrant list. Bob seconded it. All were in favor.

Mike Lewis of Home technologies:

Mike Lewis said that they were mostly at construction sites, around 900 lots with cameras at major and small builders. The cameras are usually hardwired into temporary power and put on a 30' pole and connect into wireless internet. Here in TLs we'd probably tap into a phone line with DSL. He showed us live pictures. Wireless may already be available down there. Scott asked how many frames/sec? He said it's dummied down to 3 f/s now and can get more. The archive is based on motion. He puts signs up to alert folks that aids as a deterrent to theft and wrong doing. He claims it's been a huge success. It'll archive anyone who comes into or out of the gate. Can pull a license if live from 200 yds. Security companies can monitor it 24/7. Fixed cameras can't be controlled. Bruce asked if you could zoom an archive image from a fixed camera? They provide internet access and store images. They maintain the cameras and don't actually sell them. Scott was interested in a motion

activated camera that'll take a picture of every license plate. They (Homeview tech) have a temperature controlled housing to prevent camera fogging/freezing. Charge is per camera per month. Around \$1800 with a 30' pole to set up. He could come in lower because no need for the poles. The internet maintenance is between \$50 and \$100/month/camera. Beth questioned our DSL internet speeds that may be slow and limiting. Mike Lewis noted that DSL speed is most limited by download speed where this system is primarily upload speed. 512Kps is the desired minimum speed. He'll get a proposal together after checking with Allwest, to include 3 and 4 cameras. He encouraged us to check his www.utahlake.com website cameras.

He couldn't show us a fixed image camera to see the detail of fixed images. Everyone was concerned about resolution capability on a fixed camera to see license plates. He said that license plates are real reflective to too much light, but they do need adequate lighting. He said " I'm Mike Lewis. If the cameras don't work like you like it, I'll pull it down and give you your money back. He would give us a log-on to observe a fixed camera.

Scott Shurtleff:

He commented on Bruce's e-mail regarding snowmobile incursions onto church property. Mike Camper met with the church this week. The church official, Mike Moulton, couldn't be happier, no complaints, so the e-mail was surprising. The e-mail was in response to a complaint from someone who works closely with the church on security issues. It's still a concern especially with new security. Maybe next year we can have someone monitor the snowmobile access area in the mornings. Mike Camper has an incredible rapport with the church.

Scott next covered Boxwood Ln. We have the final draft to the Boxwood issue with the new developers. We've basically got everything we wanted. They'll gift us the ¼ portion of the ground. They'll give us the perpetual easement on Boxwood Ln. They'll want us to improve the road, which we're already obligated to do. The agreement addresses 'some' party to deal with the possible slippage of the Spring area. Ie, someone, us or they, may need to deal with it down the road. If we won't they will at their cost. They have or will purchase 2 lots in TLs for water rights and may deed those 2 lots to TLPOA with the stipulation those lots never be offered for building lots. In addition, they will pay all costs associated with those lots going forward. We've got to fix the road(Boxwood) this year. We get our ground back. They have the right to put the water lines in, it's not our responsibility. The 2 new developed lots will have signage. We're paying/leasing the dumpster property area, so it's no longer a concern for them, developers. The right-of-way is 60' wide, 30' either side of the road.

Bonnie Huetter:

Mike's been repairing tire rippers. They're probably under engineered for the amount of traffic. They're also not designed for the speed that people drive. Mike's also been rebuilding the snowblower, it's now operational. We have a problem with the Spring time thawing and refreezing and the associated need to salt then sand, and the time involved to convert over the truck for those 2 different jobs (salt or chips). We need 2 different trucks to do the job adequately. Mike C. mentioned that we have to do a lease purchase (can't go into debt) for new or used equipment. Our current truck is past it's useful life, it's a 1984 that was purchased from the county. Everything used from the county or state now is old and heavily used past it's useful life and we don't want it. The cost for a new truck is about \$100k. Ad a bed, plow, and other equipment it's an additional \$30-\$40k. It'd be good to find a 2 yr old truck, but there's not much out there. We need a dual axle truck. Another question, do we want to limit the truck to TLs, if not we can haul and bring in some of our own materials. We've been limited to TLs because of the truck. The church would like to work with us in trading material for hauling. It makes more sense to make a new truck street legal.

Bonnie mentioned that our backhoe payment was changed to \$975/mon for 12 months and

that'll give us a \$4000 buyout at that time. It'll be better to own it in time.

We've been doing little snow grooming since this is a bad year for snow. We need 2 right-of-ways at Lake Pines. Surveyors are working on that. We'll be doing a retaining wall and laying asphalt on Lake Pines Dr down to the beginning of Blue Spruce. We also need to chipseal all the asphalt before we lose any more. It's usually done within a year of laying. Mike noted that there's been for the first time road frost heaves in the road this Winter. Bonnie emphasized this year is maintain what we have (chip seal & etc), do the retaining wall and make contact with Veigh Cummings on where we are reference Blue Spruce(owned by Veigh), hopefully get a perpetual easement on Blue Spruce. Also we need to do Boxwood Ln. Most of this work will be done by Mike and save us not hiring construction companies.

Bruce Ericksen:

As long as it takes to get the Newsletter out, we need to start now. I'd like to solicit articles now from everybody. Another issue that I promised I'd bring up. And I've talked with Mike about it. A number of folks on the West side complain a lot that they're not getting the service they deserve. It's partly a communications problem. Scott asked if they could put it in writing and be specific. Bruce, yes that's what I've been asking for from them. Scott I'm intolerant – they need to give us specifics and then we can address the issue. Mike noted that part of the problem is a large number of non 4WD cars try to get up, both sides East and West, late at night. We're not manned to operate 24/7.

Mike also noted that there's been a number of water line freeze-ups, primarily on the lower-mid elevations. Numerous comments were made about water line freezes all over the region, not just TLs.

Bruce commented on the anticipated wildfire season, that help is needed in organizing and planning for the season. Scott was willing to attend a planning mtg with a government Fire representative.

Al Luckart:

We need candidates for the Board. Deadline is the 1st of May to declare TLPOA Board Candidacy.

Rose Gier:

She got Wasatch H.S. for the annual meeting on July 14th, 2007. It's reserved from 8:30am-12:00pm. Also security is set-up for the annual meeting. Everyother monthly TLPOA Board meeting is set-up for Wasatch Co Library 1200South and 2 blocks East of Main St. It's upstairs in the Library. We must be out/done by 8:00pm.

Homeowners Open Forum:

A question by a new property owner that's near the snowmobile entrance. He asked about the rules for entering up there, there can't be that many property owners snowmobiling? It was noted that there are a lot of property owners and their guests that do snowmobile. It used to be a bigger problem. Now there's another convenient snowmobile access to the Nat'l Forest up Lake Creek Rd with nice parking facilities. Beth commented that snowmobilers from TLs should have a TLPOA sticker and that we've sold stickers only to property owners and that most all the stickers are gone(\$10 each to help pay add'l insurance coverage required by the church).

Ralph said that he and Al will not be at next month's(March) meeting.

Adjourn:

Rose made the motion to adjourn. Dave seconded it. All were in favor.

3-7-07