



TIMBER LAKES PROPERTY OWNERS ASSOCIATION

218 Timber Lakes Est, Heber City, Utah 84032

Timber Lakes Property Owners Association Board Meeting

Wasatch Co. Library, Heber City, Utah

March 7, 2007, 6:00pm

Conducting: Scott Shurtleff

Present: Scott, Bonnie Huetter, Dave Kirby, Bruce Ericksen, and Bob Clark

Absent: Ralph Siebert on vacation, Al Luckart out of town, Rose Gier.

Approval of Minutes for February 7, 2007: Bonnie corrected the backhoe lease payment to \$975 for 12 months and then the buyout. Also noted was the need for 2 easement right of ways. Dave made the motion to accept the minutes with these corrections. Bob seconded it. All were in favor.

A side comment was made that our leasing company needs a copy of our liability insurance.

Warrant List: Read by Bruce. Comments on the checks were as follows: Timber Lakes POA still owns lot #804 and pays the water on it. Beth called and stopped the billing on one of our two internet connections. Heber Power & Light bill is for 2 months and includes the entrance lights. The snowmobile stickers, as well as the 'no trespass' signs for snowmobilers, should not go to road maintenance. Bonnie made the motion to approve the warrant list with corrections. Bob seconded it. All were in favor.

Office Propane: Bonnie commented on our propane outage at the office. We've asked the supplier to just fill us monthly, so we don't run out. They drive by on a regular basis. We were out in 8-9 weeks. We either need to get a bigger tank or find another propane company. Beth said that our supplier is Freeway Propane. They called and apologized and said they'll check it monthly and fill it as needed. A bigger tank will be an additional \$55/yr, and \$60 to change the tank to a 500 gal from our current 250 or 300 gal tank. Big T is \$1100 for the tank and \$80/yr for rent, and Amerigas is \$500 for the tank and \$80/yr for rent. After discussion on these prices, Bonnie made the motion to upgrade to a 500 gallon tank with Freeway Propane. Bruce seconded it. All were in favor.

Bonnie thanked Mike Camper for hooking up a small temporary tank for the office heating when the main tank emptied last Friday.

Dave Kirby: He noted that he's been unable to get in touch with our CPA firm he'll try again tomorrow since the deadline is coming up for our audit. Scott asked if they are the same firm for our annual elections. Dave said that they'd be available for the election but not set in concrete. Scott asked Dave to follow up with them or find someone else soon. Bruce asked if our CPA firm has any interest in TL's or anyone on the Board. Bruce didn't have any problem with them, just trying to avoid any conflict of interest, or conflict of interest questions by property owners. Scott asked not to go down that road and surprised that that was even thought of. Bruce noted the question has already come up by property owners. Dave said that he'd never met the guy (CPA Firm) before becoming our current CPA firm. Bruce then said in that case they should be just fine.

Al (absent) says that Declaration of Candidacy for the Board needs to be in by May 1st. Scott said that that's up to the Board to decide, and feels June 1st (45 days prior) is adequate to meet the 30 day requirement. Dave recommended that those candidates come to the June meeting and make a presentation. Then property owners could review in the newsletter (or online) before voting. The June 6th Board meeting is at the Murray Library. Scott said the candidates will come before the Board in the June meeting or they're disqualified. Scott clarified that part of the problem that we have had collectively over the years is that folks that have gotten on the Board and then are way in over their head. We need folks that know how to do bookkeeping and accounting and some of the things done in a business. We can't have just anybody in some of these positions. So it's no different than a job interview. Who's going to do the best on this Board and for the folks on that mountain without digging the hole we've dug for ourselves over the years. Because every year we start over, every three years we cycle through people. All of a sudden there's a whole new set of rules and issues and problems. Scott thinks that we should as a Board interview these folks.

Carolyn Anderton asked why don't we have a job description for the Board positions. Scott said unfortunately the positions are voted on and appointed by the Board. This is a business. This has to be managed properly. It isn't for the weak at heart. It isn't just for those that just want to show up and cause trouble. Over the years we've had to make up a lot of lost ground that's cost a lot of money. We've got to have the right candidates. Bruce commented that a key to this Board is an individual's interest and willingness to serve and being able to serve, besides being qualified. Scott agreed and said that we get all these folks that want to throw us (Board) under the bus and then they get on the Board and find out that it wasn't what they had heard and things they heard aren't true. And then they start back pedaling and walk away from the commitment that the Board requires. Things are getting more complicated with the amount of money that's being put on that mountain. The demands on the Board are going to increase. Carolyn A. said that the Board is voted in and in the past committees and others outside the Board have been appointed to do some of those things that require expertise. She also said according to the CC&Rs the Board doesn't have the right to decide who's going to run for the Board. Scott said that that's not what we're saying. What I'm saying is those people need to come to us and we need to interview them and they show us that they're committed. And if they aren't committed, we don't want them on the ballot.

Scott said that he doesn't have an agenda, but it seems that no matter what we (the Board) do, we get darts thrown at us. We need to reduce that by getting more people involved and better communications. And we need to get good qualified folks. Dave said as an example we have an election committee run by Grant Fairbanks who's been running it for years for free. Now we have to pay a CPA to do it.

Bonnie made the Motion to move the application deadline for TLPOA BOD to May 15, 2007, by 3:00pm in the TLPOA office and have the candidates show up to either the May 2nd Board meeting in Heber or the June 6th Board meeting in Murray for an open forum discussion and to become more informed and educated as to what the commitment being on the Board really entails. Bob seconded it. All were in favor.

Bruce asked if we will allow voting on the day of the election. Yes we will if the CPA firm that is covering the election, is willing and committed to attend. It was discussed and decided it may be best to get a Heber City CPA firm just by looking in the phone book, to try and avoid any conflict of interest.

Bruce Ericksen: The newsletter is being delayed due to lack of articles. Anyone wishing to submit an article please get them in. Discussed briefly the TLs Water situation. First TLPOA Board is separate from the TL Water Special Service District (TLWSSD) Board. Second there's not enough money to do what's necessary for the water. Bruce handed out a Water District article that'll be in the next newsletter. Bonnie in a side comment said that the Water District wants to mail their Board election ballots with our Board election ballots. Scott said the Water District doesn't have near the income to offset the debt and future obligations to upgrade. They'll need to have a rate increase, a special assessment, or both, unless they can get a government grant.

Bruce on the WildFire Council said that there'll be a meeting with the state guy towards the end of the month. Mike Durr who is present at this meeting has worked for the Forest Service and can be of significant value to the WildFire Council as well as Erin Martin who is present has fought wildfires. We also have a John Adolphson that currently is an active wildfire fighter. There's a lot of dead brush and potentially even

more dead brush after this cold Winter. We had a plan to clear brush or make fire breaks subject to availability of state fire crews to do the work, that never happened.

Bruce and others thanked Beth for all that she's doing under difficult circumstances. The variety of responsibilities she has as well as the task of updating our data base as well as keeping up with all the changes everyday. Bruce noted as a segway to the roads, that with the additional work Mike Camper has with Boxwood Ln, the retaining wall on Lake Pines, plus possible additional work with the Water District's problems, normal maintenance and upkeep of the roads may be short changed without additional help.

Bonnie Huetter: Yes, we're planning on hiring a seasonal employee to assist with the roads. Mike is keeping on top of the recent snows. We have break-downs in equipment, particularly our snowblower. It has been a constant maintenance problem. Scott asked Mike if there's a government or after market of available used snowblowers. Mike said some of the snowblowers are ca. 50 yrs old. Mike's more optimistic with our current snowblower than Bonnie is. A particular problem with a gear reduction box, or grizzly box, has been redesigned. This is where most all of our problems have been. Time will tell. New snowblowers cost around \$300k! Bruce asked if we could hire someone to come up on an occasional basis. Scott said that we've tried that and it didn't work.

Bonnie also noted the tire rippers were just torn apart by a low riding trailer. They're being rebuilt. Mike knows who did it, they'll make it good to us by hauling material for us. We have a speed bump, a slow sign, a flashing red light, and people still fly over the tire rippers and do damage to them. All tire rippers are designed for very slow speed only. Scott suggested we add another speed bump or take the rippers out. Beth noted that over at Jordanelle they had constant problems and even law-suits. They finally just took them out, because of constant maintenance. A sign will be posted to warn that low riding trailers can't go over the tire rippers. They have the option of going out the in gate. Mike feels the regular maintenance of the rippers is under control, it's the tearing them out that's a different issue. Carolyn Anderton asked if we are accomplishing what we want with the gate, tire rippers, and security cameras. Scott said we'd get back to that issue later.

Bonnie said the guard house floor was seldom cleaned so the dirt and grime scratched the floor, so it now needs refinishing. The gate lights look great. A wire is burnt out that will need work. We're planning on finishing the concrete bases on the logs and then we can put the lights in permanently. Spring melt off will erode and rut the roads. If people would not follow the previous tracks it'll help prevent a single major rut. The frost heave is also a major issue to address. Another concern is damage to the roads the water breaks cause.

Bonnie addressed the rumor that she wanted to raise the full-timer dues to \$1500. It wasn't her at all according to everyone at the meeting.

Security Bob Clark: We terminated our full-time person. We're looking for 2 or 3 part-time folks to work less than 20hrs/week. The best option is to find some TLs folks that are interested. Bob feels the gate does deter some problems. It's easy to turn people away. We could use volunteer to help with Security. More people are calling Beth to get into the gate. Realtors can come in if they're listing properties or with a client to show property. A discussion of the short term cabin rentals ensued. It's not legal by the county (Wasatch). It's a county issue, we don't have the resources to enforce it. Bruce said it may be good to have some control with strict guidelines so the renters will know our rules.

Security Cameras: Bob said we have negotiated with a company to put cameras up. Mike's going to put in backside lights for the gate. We should have cameras up and running at the gate, mailhouse, and dumpster areas. The dumpster camera may be able to be redirected to the exit rippers, it's up to the Board to decide that. Scott noted that there's so much abuse of the dumpsters that we probably need the camera there. One camera will be across the street from the mailhouse, one will be on a pole close to the dumpsters, too close to cover the entire area. And one camera on the guard house to get a good visual on the back license plates and it won't get lights (washout) from exiting vehicles. It's on a 30 day internet deal that we can view if anything goes wrong. Bob felt it is a good deal and it should be up and running in 10 days to 2 weeks. Scott commented that the cameras are very high resolution and internet driven, so we can manipulate them.

An attendee asked what are we going to do with the information. Bob noted that if something happens like the tire ripper problem we can go back into the archives and find out who's to blame. Same with unauthorized trash dumping. Scott said we've spent enough on attorney's fees this year we could have bought 5000 cameras. There's going to be some "monitored by security camera" signs to inform folks. The archived video will only be available to a few folks. Bruce mentioned that Phil Pizzi has purchased signs for the "Neighborhood Watch" program in TLs.

Scott talked to his brother-in-law who's Deputy Chief for gaming in Las Vegas and was referred to their head security guy. In Scott's conversation with him it was determined that 1. There's not much of a break-in problem in TLs. 2. He likened TLs to Lebanon or Iraq or Iran, that there's so much area we can't adequately cover it. He suggested two things, one was high resolution cameras like we're doing and the other is magnetized cards to open the gates that'll record lot owners and license plates and etc. The cost for that is ca \$20,000 plus issuing the cards. There'll still be tailgating. He noted that when there's a gate, whether or not it's manned, it cuts burglary by 80%. Scott also said that what we're doing is probably the best we can ever get. We've put a lot of thought and time into this.

If there's illegal activity occurring call the Sheriff. Our security are not going to intervene because of liability issues and their lack of training to deal with such activity. It's the same with the Neighborhood Watch, they are not to intervene.

Open Forum: A question arose on the reasoning for the "Do Not Enter" sign at the mailhouse. Bonnie said the architect originally designed it that way for traffic flow. Previously before asphalt it could be slick to go uphill. People have destroyed and torn down the sign twice now. A discussion ensued that the normal usage is people pick up their mail on the way home and it's worked just fine. Scott that we're going to follow the architects' advise so if something happens and we're sued we can stand by a professionals opinion.

Another question was concern over numerous perk test holes that are left uncovered that pose a danger and an eye sore. It's more trouble than it's worth to have us go in and cover them and then try and collect. There are places that do need to be cleaned up, that we haven't enforced that maybe we should.

Adjourn: Bonnie made the Motion to adjourn the meeting. Bob seconded it. All were in favor.