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Board Meeting  
Wednesday, April 4, 2007, 6:00pm  
Murray Public Library, Murray, Utah

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**Conducting:** Ralph Siebert

**Present:** Ralph, Bonnie Huetter, Al Luckart, Bruce Ericksen, Dave Kirby. Excused Bob Clark.

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**Opening Discussions:** Mike noted an attorney's letter was sent to Scott J. Beth mentioned a credit application for utility trailers. Dave Martindale will get unemployment compensation. Beth talked with Tabi at the leasing company to get all the documents faxed to them.

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**Approval of Meeting Minutes:** Bonnie noted corrections for the Mar 7<sup>th</sup> minutes line 14 to a side comment that our 'leasing company' needs a copy of our liability insurance. Line 33 needs a deadline hour into the office for Board member applications, it'll be May 15<sup>th</sup>, 5:00pm into the office. Bruce mentioned the rumor control comments on line 84. It was agreed to delete all the rumor discussion other than it 'wasn't Bonnie that started the rumor'

Bonnie made the motion to accept the minutes with the changes. Bruce seconded it. All were in favor.

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**Warrant List:** Bruce read the warrant list. The non-payroll expenses were \$12,063.63. It was noted that we need the total monthly payroll figures in with the warrant list. Bonnie made the motion to accept the warrant list. Al seconded it. All were in favor.

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**Ralph:** Someone from the Deseret News was going to show up to this meeting and try and get the paper up here in TLs. The mailboxes are too small for home delivery and they won't deliver to the homes. Ralph suggested a newspaper box that requires coins.

Ralph asked if the propane tank got changed out? It had been done.

Dave Kirby showed up.

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Ralph wanted to discuss the CPA firm either put it to bed or take action on it. Bruce mentioned that we last discussed using a Heber CPA firm but no decision was made. Dave thought that the CPA firm is a waste of money. Grant Fairbanks has done a great job over the years. No reason to change or fix what isn't broken. If I broke it let me know. If there's a complaint it seems directed at me. I'll step way back and let others run the show. Al noted that that's exactly what he did, step aside. Bruce asked what's the status of our CPA firm –

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nothing yet. Dave suggested running the election like in the past with slight changes. He also mentioned that anyone who hasn't paid their dues, it's now past due with a \$25 late fee. And if the dues aren't by May 1<sup>st</sup> or Jun 1<sup>st</sup> you won't get a ballot to vote. Ballots won't be sent to those who haven't paid their dues. That way those ballots that come back won't have to be checked by the Treasurer to verify if the dues are paid. So the ballots can go straight to a locked box that won't be opened until election day. Those that come to the annual meeting expecting to pay their dues and vote are out of luck.

Bruce noted that we need to make sure folks are aware of this ahead of time. Beth mentioned that when she sends out past due notices she can say if not paid by a certain date you can't vote. Dave then noted that we could go as late as June 30<sup>th</sup> due date. However, ballots need to be mailed out at least 30 days (June 14<sup>th</sup>) in advance. Laura Camper noted that we've set a precedence in the past by allowing people to pay and vote on election day. Dave noted that approximately 300 ballots (actual 389 counted ballots) were cast, and 200 plus (actual 252 counted mail-in) were mailed in. So those that come to the Annual meeting to cast votes is only ca. 75 (actual 116 cast plus 21 proxies).

Mike noted that the bylaws don't specify giving the results at the meeting. We've sent out in the past double ballots and multiple ballots to lot combines. We need to double check on the second envelope for everyone's sake. Al noted that that's exactly what they did last year. Grant Fairbanks does that. Mike noted that it doesn't make sense to pay a little to a CPA firm who puts their reputation on the line. It's tough to break away from tradition. Bruce asked Al how difficult is the election procedure process to follow for someone like a CPA firm. Al noted that it's simple and basic. The work is in the preparation in sending out the ballots. Laura Camper noted she doesn't want to pay a CPA firm that has no connection to TLs to do something we can do ourselves. Besides there'll still be questions and complaints anyway.

Does Grant Fairbanks now have a reluctance to run the election. Ralph asked Al to ask him. Bruce noted that he's not necessarily fighting for a CPA firm. Many felt it best to set a dues deadline and only mail ballots to those that paid. Dave said that it's an educational process. Bonnie also noted that the election day is a significant dues collection process. It's like a carrot to collect dues.

Dave's problem is not so much in the counting as it is in the verifying whether or not dues are paid. Bruce asked if that verification process can all be done on the election Saturday. It was generally agreed to keep the process the same allowing folks to vote on Saturday, July 14<sup>th</sup>. Dave noted that last year having two officers verify that they had paid seemed a lot more logical and more reasonable than having new office personnel try and verify dues payments. Mike noted that prior to last year volunteers came in and helped verify ballot dues payment.

Dave noted that last year there were two elected officers that handled and didn't open any ballots and were able to verify dues payment. Bruce commented that the office didn't have updated dues payment history at the time, so the office couldn't verify. This year the office has better records but still not totally updated. It was clarified that in the past if the ballots came into the office the office would verify paid with the incoming envelope and put the separated sealed ballot envelope in the locked box and unpaid ballots would be marked red and separated out and wait if they paid later. However, often times people send in payment with the ballot. Dave doesn't appreciate a 3<sup>rd</sup> party telling us how to run an election. He's in

favor of doing the election as it's been done in the past. Dave is trusting Beth to be able to verify if dues are paid.

95 Ralph said we need to contact Grant Fairbanks and see if he's still willing to help us with the election, the Board is OK with him. How are we going to do it at the annual meeting. Al was in the counting room, and we had several tables set up to collect payment and hand out election day ballots. It was noted that our dues were past due Mar 31<sup>st</sup> and interest and late fees begin then.

100 Bonnie made the motion to run the election as we have in the past and ask Grant Fairbanks if he would do it. And not have a CPA firm run the election. And to have volunteers run and verify the election process . Who's going to send the ballots out this year? Dave recommended that whoever fills one of the two empty Board positions do it.

105 Ralph noted that we have two new people in the guardhouse. Bob would like Wood Wilcox and Belinda Smout to sometimes help Beth with office work. Maybe they could help with mailing out the ballots.

We need to get the ballot together, get the Presidents message, and the candidates statements

together. UPS will stuff them together but we need to gather everything needed. Also it was noted that the TLs Water SSD isn't going to mail out their ballots with us.

110 Dave went back to Bonnie's motion and clarified to keep the election as it has been in the past, no changes in the election process. Dave seconded Bonnie's motion. All were in favor, with Al abstaining. Dave commented that there's two people that can't have anything to do with the election process and that's Al and Dave.

115 **Candidacy Declaration Deadline:** Currently it's Jun 1<sup>st</sup> at 5:00pm. That's not enough time to get resumes and ballots made up together and then mailed out by the Jun 14<sup>th</sup> deadline. We then decided to change the deadline. Bonnie made the new motion to change the Declaration of Candidacy deadline from Jun 1<sup>st</sup> to May 15<sup>th</sup> at 5:00pm at the office. Al seconded it. All were in favor.

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**Dave:** The biggest hurdle to creating our TLs budget is it sometimes gets too minute or detailed. What Dave wants is Roads X # of dollars, whether it's maintenance or sand or parts, it doesn't matter and then Bonnie can break it down herself. Dave would suggest that the money we have in by Jun 1<sup>st</sup> is what we work with in the new fiscal year July-June. Ralph asked if bond money is in our total of recent deposits. Beth noted that very little if any is. 125 She's been putting bond money in the old account. We've got just over \$550,000 collected for 2007 dues. Beth needs the bank statements from Dave. Dave mentioned that the tax return is filed. Also there's still almost \$120,000 past dues from previous years still owed

130 **Architectural Control Document:** Bonnie made the motion to add in the allowable siding types 'concrete composite' (Hardiboard type). And add to the unapproved siding stucco. Al seconded it. All were in favor.

Ralph noted that someone wants to build a shed 16X20'. A county building permit is required for anything over 200sq ft. And it needs to match the exterior of the existing home.

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**Late Fees:** Ralph asked if the late fee has been voted on and approved. We have a finance charge of 1% per month. Mike mentioned that a late fee in the past helped a lot to increase collections rate. Dave made the motion to officially charge a \$25 late fee after March 31<sup>st</sup> in addition to the monthly interest charge. Bonnie seconded it. All were in favor. After April it'll go to the attorney's with attorneys' fees.

Dave left to return to his tax work.

**Flag pole:** Ralph asked if we've got the cement poured for the flag pole from Veigh Cummings. Not yet, Mike needs more thorough ground thawing. Bonnie wants the flag at the entrance, further up the road where Veigh wants it. Veigh gave us the pole and the base. Kip Barnes was going to get a flag. Bonnie mentioned a payment of ca \$300 to Veigh possibly for part of the pole. Ralph wanted to put it up where Veigh wants it. Ralph will call Kip about the pole and base and what the check to Veigh was for.

**Rose Gier:** Rose submitted her resignation from the TLs Board of Directors. She and her husband sold their property and moved to Centerfield, Ut near Gunnison. Thanks for her many years of service to TLs.

**Security:** It was agreed to allow our security folks while they're on duty to do some of our office work like stuffing envelopes and preparing mailings.

**Bonnie:** We need to figure a better way to enforce our excavation permits. Many aren't even getting the permits. Bonnie would like on the building plan approval to change it to show where the power and water are to determine whether or not an excavation permit is needed. In other words it needs to show on the building permit plans whether or not power and water are actually on the property.

Mike commented that on the last page of Architectural Control Document, it says the front set back is 60' from the center of the road. Should add the front set back to be 30' from the front property line, not 60' from the road center line. Bonnie made the motion to change the Architectural Control Doc to only read the front set back to be 30' from the property line and delete 60' from the center of the road. Al seconded it. All were in favor.

In the building plans there's no building permits allowed from Oct-May. Folks are totally ignoring this. Mike is trying to monitor this and is turning people away. The guardhouse is turning people away also. Cement trucks are calling Mike to check if it's OK to come up. It's the same people that are ignoring our rules and regulations. If we allow them to sign a variance from this restriction they need to post a bond, it's not good enough for them to just say they'll pay, because we have to go back and try and collect. Bonnie stated that there's no strength in asphalt, the strength comes from the road base and compaction, we lose the compaction strength when it's wet. Contractors will claim that the road was already failing. We need a bond or insurance bond when the roads are still wet.

Bruce noted that the roads down lower could be dried out while higher up they'll still be wet with snow. Bonnie said the variance permit should note how far they need to travel on TLs roads, so if they're going up high they should pay more for a bond. Mike noted pretty good cooperation by most contractors on the restrictions, it's just a few that are a problem. Bonnie said the association members will keep paying for the road damage caused by a few

individuals that don't care. Bonnie with Mike will form an exploratory committee on how to enforce this problem. Mike noted that our road restrictions are an educational process for the contractors and they're learning and beginning to accept it. We need a highlight page. Bonnie suggested that a yellow page on the Architectural Control to include that no vehicles  
185 between Oct 15<sup>th</sup> and May 1<sup>st</sup> without prior approval and a posted bond, so it's clear and understandable. We need to have contractors initial all the items on the last page of Arch Cntrl.

190 Mike met with the surveyors about the retaining wall along Lake Pines Dr. The surveyors now have software that automatically generates the same information and data as engineers do. There's two right-of-way issues along Lake Pines Dr. down to Blue Spruce. There's a problem with the road alignment. Where the roads' dedicated the road turns and goes right through the Beaver ponds. That's where the dedication is, obviously the road doesn't go there. The recommendation of the surveyors is for us to generate a right-of-way for our road  
195 that'll match what already exists, which would be about a 60' right-of-way. Basically we'll get a right-of-way rather than title from the property owners. It's also cheaper in that we don't have to amend the plat with the county.

200 Bonnie asked if we've gotten any slurry-chip seal prices yet. They haven't gotten back to Mike. We've got approximately 3 ½ miles to chip-seal not the original 5 mile estimate. Mike noted that we'll get this all done ourselves to a finished grade then we'll bring in a contractor to asphalt it. Bonnie said that we'll add an employee to help with the retaining wall.

205 Bonnie would like the association income broken down to 2007 dues, past dues, bond monies, stickers, remotes, postal boxes, title transfers, interest and etc. Beth noted that she doesn't have the bank statements or checkbook to balance those things to know where we're at. She can go into Quick Books or Excel and print out but no way to verify anything. Bonnie wants to verify what we're getting in current dues versus other things. Beth said that she'll get that as soon as she gets all the information and gets it all inputted. She noted that it's an extremely busy office and it takes time.

210 **Bruce:** The WildFire Council just had a meeting with Ken Ludwig, our state administrator for programs and our grant. We still have nearly \$100,000 available. This year is the first year non-fire crews will be dedicated to projects such as ours. They can do fire breaks and removal of dead brush and trees and tree thinning along selected roads within our right-of-way to act as breaks. Ken will come in May and meet with some of our experienced fire  
215 fighters and Forest Service workers that are residents and they'll determine where to best utilize the state crews. These state crews can also go into lots and clear the lots of those that are unable to clear their own. Bonnie wanted to make sure that these crews work in TimberLakes and not on church property with our grant money, like they did 2 years ago along Boxwood Lane. Mike would like to be in on coordination efforts since he knows  
220 boundaries and TLs property lines.

Bruce explained that we're collecting the dead tree and brush materials at the common area off TimberLakes Dr above Jones Lake and Duck Lake until July 16<sup>th</sup>. Then we'll use the grant money to bring in a large chipper. We have numerous complaints by neighbors near that common area. So we'll close that area off to anymore wood debris dumping. Kent Berg,  
225 our county roads guy, has said the county mobile chipper will be available. Last year we had

continual problems with that chipper breaking down. After mid July we'll use the smaller mobile chipper on a reservation basis only. People need to call me or someone else (Al Karcher) about setting up a time and we'll have crews go to their lots and chip with them. We want to emphasize, NO COLLECTING OR PILING of tress and branches and brush along the roadsides. Put the materials along your own driveway. Another thing we're looking for is another common area that won't impact folks as much. Bonnie doesn't want additional areas as junk piles. Bruce clarified that the current common area collection point will be cleaned out and closed off after July 16. One of the suggested areas is Blue Spruce and Cottonwood that belongs to Veigh Cummings. Bonnie doesn't want piles there and it was felt we wouldn't get approval from Veigh.

The church donated property to the county located next to the new church on 1200 South for a fire station. The county is dragging their feet and now Red Ledges may now take precedence. We need to be calling the county and asking about this and fire protection for the Eastern end of the county.

Mike asked about what happened last Fall about chipping that common area wood pile. Bruce noted that our state administration of that project fell through. They're in control of setting that up. Another problem Mike noted was that contractors are ripping out trees and hauling them to our common area. That's not what our collection site is designed for. Closing that area after July 16<sup>th</sup> will help. Bruce emphasized that with the fire hazard up in TLs we need to do all we can and encourage as much as possible fuel reduction. Mike mentioned that contractors even dump huge trees along the roadsides.

The newsletter has a number of delays in collecting articles and ads, nearly two weeks with our graphics/setup guy and a week and a 1/2 at the printer. Then the labeling and sorting. It should be available Friday and out next week.

Beth noted the reverse 911 list for the county dispatcher is being compiled by Carolyn Anderton. Get your TLs number into her. Note it will be kept confidential and only the county will have access to that list for 911 notification.

**Al:** Whoever does the elections, Al has electronic files available to give them. Anyone can do it and the UPS store in Heber has helped in the past and can help again as they're familiar with us. What he has is what's needed to go into the mailing, the Presidents message, the resumes, the ballots, ballot envelopes. Al has all of last years stuff and all we need to do is change the information. He has a template for everything that needs to be done.

**Adjourn:** Bonnie made the motion to adjourn. Bruce seconded it. All were in favor.

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