



TLPOA Board Meeting

Wednesday, May 2, 2007, 6:00pm

Wasatch County Library

465 East 1200 South

Heber City, UT

pending approval

Conducting: Ralph Siebert

15 **Present:** Ralph, Scott Shurtleff, Dave Kirby. Al Luckart, Bruce Ericksen, Bob Clark. Bonnie Huetter excused.

Ralph opened the meeting stating that there will be no discussion of employees, it's the first item on the agenda, sorry. Bruce noted that if anyone wants to make an input positive or negative, document it, put it in writing and submit it to a Board member.

20 **Approval of Minutes 4-4-07:** Minor grammatical corrections to lines 20 and 50. On line 74 take out Mike's sentence. And on line 80 reworded to say 'new office personnel'. Bruce clarified the Board Candidacy due date of May 15th into the office. Scott made the motion to accept the minutes with the corrections. Al seconded it. All were in favor.

25 There was a short discussion on minimum building size that requires a county building permit. Any where from 100sq' to 400sq' was mentioned. Bruce said he'd call. Note: According to Greg Kennard at the Co building commission, the new 2007 guidelines are 120sq' whether or not you have a permanent foundation. It used to be 200sq'. Also note full engineering plans are required for a 120sq' shed. The county tries to expedite the small shed plans.

30 Deferred the Warrant list to after Lot Combines and the newspaper representatives.

Lot Combines:

35 Grant and Delores Hansen: lots 633&667

Teresa Sungail:: lots 355&356

BL Leasing: lots 1167&1168

Chad Charles: lots 1683&1684

Richard Call: lots 2120&2121

40 Beth said that these five are the only ones so far this year. We allow twenty per year. Scott made the motion to grant these five lot combines. Bob seconded it. All were in favor.

45 **Newspaper Representatives:** Darrell representing the Deseret News and the SL Tribune, did a promotion at Smith's and Day's Market and found that there's a lot of interest for the paper in Timber Lakes. The question is where to deliver, as it's not practical to deliver to homes, but if TLs could work with them in getting mailboxes like those pictured in Interlaken. They get regularly 3-4 people that are frustrated that want the paper in TLs. Their estimates are around two hundred. Bruce asked for a poll of all those present and ca 30-40% present raised their hands. Darrell said if they could get a commitment of 50 or more, they'd be able to do it. Scott noted that in their downtown office buildings that an open stack of USA Today and The Wall Street Journal for

50 people to just pick up the paper. They want individual subscriber slots or tubs.

Ralph asked who would pay for the boxes. They would provide the tubes only. They wondered if the HOA could build a shelter for the tubes. They felt that it'd be no problem to get the 50 subscriptions. Scott said that

that was a problem a few years back when we had that kind of configuration. We built the mailhouse to get away from that type of clutter. How do we get those tubes in the current existing mailhouse. Bob suggested that we measure the current mailhouse and see what we have and what we need. It was noted that during Christmas you can't even walk along the side because of all the packages. It was also mentioned that the roof could be extended out to accommodate the tubes. Ralph Lewis, who spear headed the building of the mailhouse, noted that the building guidelines are a 4' wide access for handicapped and that's all we've got. And currently the laws being broken with the packages on the South side and phone books on the North side. The suggestion to label and mail the newspaper is both cost prohibitive and it won't fit in the mailboxes.

Dave asked why don't we just initially set up a bundle of 50 papers and see what the demand really is. It was then discussed that setting up a vending machine initially to get an accurate idea on real demand would be best. Darrell said that they can't get involved in the single issue that we would initially prefer. They don't have control over that type of newspaper distribution. Scott asked for a name or contact to set up a machine. They agreed to get a contact. Scott and Bob both noted that we need to get an accurate idea on demand before we commit to providing any facility to receive paper deliveries. Ralph Lewis noted that the design of the mailhouse has a larger overhang on the East side or front to provide such an area for other uses. Darrell (newspaper guy) said assuming we have enough interest is this something TLs can get done? Scott said that it's a premature question because first we're not sure exactly where we're going to put the tubes and also we're not sure how many people will actually participate.

Warrant List: Read by Bruce. Warrant List was described by Ralph as our payables. For May 2nd 2007 the total was \$56,868.66 including payroll.

Ralph Lewis noted that several years ago when we had that audit, it was made public that it was a poor way to run a business. He suggested that we have Mike Camper pay the boat housing and we reimburse him for that expense. Ralph Siebert wants and we have recently discussed building our own building to house and work on equipment. Scott said that it's not easy since we haven't budgeted for a building. Bruce noted that the \$100/month for Mike's boat storage and in return we get his large garage facility to house and work on equipment is very cheap for TLs. Scott said the cost that we looked at a few years ago to build a building was around \$150,000. We're currently under a time table(Master Plan) with the County to improve and pave our roads. We've done research on this building, we've got plans drawn up. It can't be a chanty, our people need to be able to work in it. We've talked with the Water SSD to share it. Erin Seelye asked if this is our only option to store it there. Ralph asked if Erin or anyone had other ideas. Erin noted that the County offered us a few years ago a steel building and we turned it down. No current Board member was aware of the it and would have jumped on the offer. Ralph and Scott asked for solutions to help us with the building and not throw darts. In answer to an inquiry on why we're paving, Scott said that the County requires it and we have 10 years to pave to the top of Blue Spruce and up Ridge Line Dr. on the West side. He said that the county held up building permits until we agreed to the 10 year Master Plan. We're way behind schedule on the paving. Someone asked if we've negotiated with the County to extend this time-table. Scott said that our County representative who resides in TLs is the one to go through. Another problem is that we don't even own some of the roads, that could be alleviated or be more complicated with the passing of Veigh Cummings. Scott said the County can't get fire trucks up a rut filled road. Carolyn Anderton said the roads only need to be 20' wide and there's no paving requirement. It was commented that if we pave Blue Spruce there'll be for sure accidents.

With all the questions and inquires on roads and other expenditures, Bob Clark commented. I've volunteered on this Board now for 6 months and previously I've attended several meetings. And I'd suggest before anyone gets too wrapped up in these issues, come to several meetings. I run my own business and I look at what's being done. There are some things that can be done. The biggest challenge is the major issues and we keep addressing these minor things. There were a number of comments about how property owners feel, they feel that their issues aren't addressed very well, especially at the annual meeting. It was noted that the annual meeting is not for issues to be discussed, it's more for the elections and our annual status.

Back to the Warrant list. Bob made the motion to accept the warrant list. Al seconded it. All were in favor.

Scott Shurtleff: The church property snowmobile gate was recently closed. In answer to an inquiry on the snowmobile gate as an emergency exit, that gate is currently not a very viable emergency exit road because its so rough. We have two fire exit accesses one on Blue Spruce and one on Deer Creek just below the church

camp lake. The Boxwood Ln issue has just vanished. The issue may be the purchase of lots for water.

110 **Dave Kirby:** The budget needs to be put together before the July meeting. He'd appreciate any input via e-mail. He's working on the accounting for the budget and the budget. Dave noted that in the last July meeting that we had over spent and we're now on target to make that up. Starting the fiscal year in July we should have the full \$700,000 to work with. The budget this past year we've just tried to control spending. We'd love to have a committee. The question was asked how dues collections are going and it was noted that it's going very well. Dave said let me know anyone that wants to be on the committee. In answer to an inquiry, Scott noted that we can't legally share the payroll information.

115 **Bruce Ericksen:** First asked Barb Meierhofer who's over the First Responders. Barb said that the group is running very well, we have about 15 people. They do live training every month to stay on top of things. There hasn't been any calls the last month or two. Barb asked everyone to please put your lot # at the end of your driveway, as this is the biggest issue still. Most lots are not marked. Scott noted that a year ago the county lot assessment numbers and ours were not the same. Carolyn Anderton noted that the county is planning in the near future to go to the GPS assigned location addresses(county legal address). But they will cross reference lot #s with the address. It was noted that First Responders, Sheriff, and all 911 responders currently use lot#s and street name for locating here in TLs. Barb said that the mountain is staffed 24/7. We've had 14 calls since we started last May. We have an AED, please call 911, even if you decide to drive down the mountain, where they can meet you 1/2 way. Bruce noted that they're looking for more volunteers. If you have a medical background, great, if not there's training available. Barb noted that there'll be a fund raiser around the annual meeting and support would be appreciated.

Bruce said that the next newsletter needs articles and ads.

Concerning the WildFire Council, Bruce wanted to make it very clear that there's not to be any wood debris left along the road sides like has been done in the past. Last year we weren't able to get to many of them because of county chipper equipment problems. This year we're collecting the dead wood and brush up to the common area above Duck Lake and Jones Lake on TimberLakes Dr. through July 16th. After that the common area will be closed to collections and the wood will be chipped by a huge chipper, like last year. That common area will then be closed and cleaned up for the sake of the local residents. It's currently an eyesore and a mice and rat haven that spreads to the locals. If you're unable to get your wood debris up to that common area, put it along your driveway or take it to the county dump, using one of your free dump passes. Late Summer and Early Fall we'll have the county mobile chipper available. Please call me at 435-785-8257 to schedule the chipper when you can be available to help.

140 Carolyn noted that those who are handicapped can call and we'll either arrange to haul debris to the common area or have it chipped. She also noted the great response to the reverse 911. Bruce clarified that it's a phone number list for the county to use. These numbers should be numbers that people have up on the mountain, ie, cell number or land line used at your cabin. We don't want S. L. numbers.

145 Bruce noted a community clean up on Saturday May 19th from 8am-11am. We'll meet at the office. After 11am there'll be a lunch at the pavillion at the new church on 1200 South. Carolyn also commented that there's ever a large scale emergency, fire or earthquake, to please check in at the new church to help coordinate efforts and the accounting of people.

150 Matt Mayer noted that there could be an internet web forum to discuss and track TLs issues. It'll help Board members as well as owners track the issues. The forum could be registered free. Scott asked for help setting up the forum and Matt Mayer volunteered to set it up. Barb Meierhofer suggested putting in the newsletter what to do in case of a fire. Carolyn noted that on the reverse 911 they should tell us where the fire is and which way to go. Kirk Brinkerhof noted that if we had a fire everyone going down the the dugway could be a problem for the fire trucks coming up.

155 Bruce said that the church a few years ago gave property to the county next to the new church for a fire station for the East side of the county. Amedaun Seelye suggested a mock disaster for TLs and she'd be willing to help. Scott noted that's a great idea, we've discussed it before and that we need a plan first. Carolyn asked about the reverse 911 bill and Beth or anyone was aware of any bill. Carolyn was going to check on the status of that. Scott asked if it would be possible to get her husband, Neil Anderton our county commissioner, the county folks, the state together to declare that we have a powderkeg up here. Carolyn noted that they know it.

Concerning the office, Bruce thanked Beth for the outstanding work in updating our office database

160 information and keeping up with all the changes. The collections are way up. Beth noted that there are 2 blanket
liens on each property so the title company has to check with us to see if anything's owed before any title
transfer. Ralph noted that he's been to three foreclosures and they all paid at the last minute. Scott noted there's
specific laws of what we can and can't do for collections and the burden of proof is on the consumer, ie
property owners.

165 **Al Luckart:** Donated his time to the public forum.

Bob Clark: Bob noted that there's no perfection in what we're doing, but we're trying to do the best we can.
And we are all different. As far as the security cameras go we're having a problem with the speeds from
AllWest. The intent of the cameras is to keep honest people honest and dishonest people more honest.. The gate
170 is beneficial to the folks in TLs. There's three operational cameras, one on the mailhouse, one on the dumpsters,
and one on the entrance gate. Ralph read a Wasatch County note from the paper. The county is concerned about
current practices at the TLs waste collection area. TLs residents are dumping constructiondebris, appliances,
and other illegal items designated for **household garbage only**. Erin Seelye noted that up Weber Canyon they
have a fence with a large gate for the trash truck and then a small walk through. Contractors would have to
175 hand carry piece by piece through the walk through. And the garbage truck only has a gate opener. It was
agreed that that was an excellent idea. Beth has gotten a NO PARKING along TLs roads sign.

Carolyn Anderton found a copy of TLs Policies and Procedures with a documented change in January 2003.
The online copy has about 20 pages less(actually 16). It appears things have been removed. She asked if anyone
has authorized these changes. What's missing is employee conduct and policies. No one on the Board was
180 aware of any effort to delete anything. Reed Thacker our web page manager is the one to check with.(Note
Reed checked on it and found the Jan '03 version and theorized that it may never have been posted on the
internet because of circumstances at that time. It's now on our web site in it's entirety).

Scott noted a frustrating thing every year we get a new Board and that new Board may make sweeping
changes, then the next year there's sweeping changes again. There's never been any consistency. We need some
185 permanent ground rules in place so the people that follow us can have some guidelines for consistency.

Erin Seelye asked if the meeting agenda could be available before hand to see if it's worth going all the way
to SLC. Ralph noted that he usually e-mails it out on the Monday before with updates following. If you want to
get on the agenda just e-mail one of us.

In response to questions about employees, Scott said that he counseled with his HR legal people and with
our lawyer and it was the same. Irregardless of what people think there are proprietary laws that protect
190 employees. It makes no difference whether it's a public or private company, no one's legally allowed to know
anything about an employee. The employee has rights, there's nothing sinister about this. We've been proactive,
we take this Board job seriously.

195 **Adjourn:** Dave made the motion to adjourn. Al seconded it. All were in favor.