



TIMBER LAKES PROPERTY OWNERS ASSOCIATION

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10 TIMBER LAKES PROPERTY OWNERS ASSOCIATION BOARD MEETING

Wednesday June 6, 2007, 6:00 P.M.

Murray Public Library 166 East 5300 South, Murray Utah

15 **Conducting:** Ralph Siebert

Present: Ralph Siebert, Dave Kirby, Scott Shurtleff, Bruce Erickson, Al Luckart, Bonnie Huetter, Bob Clark, John Young.

20 Ralph opened the meeting by welcoming everyone here tonight, to The Timber Lakes Property Owners Association Board meeting. He said he appreciated them coming and their drive down from Heber.

25 **Minutes:** May 2, 2007 Minutes will be read and approved next month. They were just passed out and no one had time to read them. Ralph suggested we pass on the minutes and go to the Warrant List.

30 **Warrant List:** Read by Bruce. For June 6, 2007 the total was \$39,009.68 including payroll. Bonnie made a motion to approve the Warrant List and Scott seconded it. All were in favor.

Executive Meeting: Ralph said that at the Board of Directors Meeting earlier, they had accepted John Young to fill Rose's term. John Young was sworn in by Al.

35 **Building:** Bonnie is spearheading the building for equipment, trucks and vehicles.

40 **Signs:** For sale signs, signs for running for office. Bob said By-Laws say we can't have signs. What can we do? What should we do? Ralph said there are sure a lot of signs on the mountain. Bonnie said in the past security had taken them down. Her feeling is we need to call them if phone number is on the sign and let them know they have a week or two to remove their sign and if not we will take them down and store them. They can pick them back up. Al said he had signs in violation, with date, time and lot # and two weeks to take them down. Bob advised the Security People drive 15 miles each shift and can easily put those signs up. Al said he used signs in yellow and taped them up. He
45 suggested we put on our web page and in newsletter "no signs in Timber Lakes". Now

that's what he did about it. So many signs up there we need help. He is not up there enough to do it. Al said Dave Martindale was supposed to do it and whoever is security now can do it. Al came up with this last year. So many signs up there, they either not abiding by the rules or they don't know them.

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Scott said part of the issue and the reason that he believes is happening and why you've got so many signs is that there are a lot of people who have gone in there to invest. So they have gone in there with the intention of turning it around. So for them it is a short term process. They could care less, they don't care about it. The rules are the rules. It is what it is. We either do or we don't. When you start bending the rules then, where do you stop and start? Al said exactly! That is why I came up with this. It is a 24-7 process, trying to keep up with the signs. No signs on homes—no signs.

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Bob said according to by-laws you can go in and clean somebody's place up and charge them. If the Board of Directors wants to do that I'm sure we can work on that pretty easily, we are driving it already. What kind of vehicle would we need to use and where would we store them? Al said if we have violation on signs they should take them down themselves. Bob said "If not where would we put the signs?" "Down by the office? Let them come down and pick them up". If they don't pick them up chuck them. Dave said take them to the land fill.

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Bob ask Al for the templates for the violation notices. Al is to send Bob the PDF file to print them. Ralph said. "Is that how everybody else feels?" "What about campaign signs?" Bruce said "legally campaign signs are authorized by federal law." Scott said "they have to get permission to put a sign on private property. You can't just stick a sign anywhere you want. It says you have to get permission from private property. So we're private property. Bruce said "the right of way is owned by association." Scott said that "signs outside the gate not our property, have to get permission from who ever owns it". Bob agreed to work on sign issue. Bonnie suggested the newsletter. And said "we didn't make the by-laws, not sure of appropriate way of listing property". Scot said "we are not trying to be the enforcers of that, it's been discussed by this board for 10 years. Most people are on the internet in this day & age."

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Candidates in newsletter: Ralph ask, if any candidates are advertising in the newsletter. Have we had any that are doing it? Bruce advised we are short of time. Dave said "should we put bios from ballots in the newsletter?" Bruce said "that is redundant actually."

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Trespassing on Church Property: Ralph asks Bruce if he wanted to address the Memorial Weekend hikers & bikers. Bruce advised us that hikers and bikers had crossed over on the snowmobile access onto church property. The church is expanding their activities. Winter and summer activities are scheduled every weekend to enjoy a wilderness experience. If they see hiker and bikers, it detracts from that. They are not pleased with that, and we need to do all we can, if not only get the word out, but encourage a group from the association to monitor that area on the weekend.

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Ralph asks if we could have security people monitor this? Bruce said "Oh yes".
Scott asked if he could interject something. If I do this now you can skip over me.
"Bruce and I talked about this. I met with church about one year ago. The church people
95 looked me straight in the eye and said "we don't care if you walk in there during the
summer, because during the summer, lets make a distinction. It is and will be a girl's
camp in the summer. The original plans of 1 year ago, they were not going to develop
the ground where we go in and out for snowmobile access. That apparently has changed.
Some of you remember from a past board meeting, we had several months ago. They are
100 now looking into buying the sandwiched in piece of land over to the county road, except
one little piece that's down by the creek. They are trying to negotiate to buy that. If they
then buy that piece of land, there proposal to me a year ago was, they were going to cut a
road in there so they could then access that upper area. Then they could provide us with
some kind of ingress and egress in and out of there, both for fire hazard and for, 4-
105 wheeler access. They made it clear to me that they are not trying to be ogres there. Their
concern was more in the winter time and 4-wheelers and snowmobiles. I don't think we
have very little. I ask Bruce and frankly he sees them more than I do, to set up a meeting.
They basically have called a stake president over that area. Those are the 3 gentlemen I
met with along with Michael Moulton. I ask Bruce to set up another lunch in the coming
110 weeks, so that that dialog's there. Because the last thing we need to do or can do erode
what we've earned and gained there. We don't want to be bad neighbors there.

Ralph said that even if we have to p[ay our security people more. If we have
them up there, they can watch that. I think we were asleep on this one. There were a lot
115 of people up there on 4-wheelers, busy weekend and always is. Scott said he wanted
them to clarify whether we can walk in there or we can't. I was told "we don't care."
Michael said I don't care if they walk in there". Bruce said he asked Elder Clayton over
security about walking in there with special permission, on a scheduled basis for a group.
There is a hiking group now up in Timber Lakes.

120 Scott said "the Elder Clayton situation came after my conversation with the folks.
So we need to be all on the same page. They were emphatic about that and went as far as
to say here's when they are here and when they're not here. Usually the weekends, the
girls are gone. So we need to get to the bottom of this and not necessarily from Elder
125 Clayton, because a new comer into the gig. Muttan and these other gentlemen are who
we need . Bonnie said "previously they were more emphatically that there were no men
near the area". Scott said "So it is what it is, whatever they tell us to do, we will do. In
our defense we were told we could do that."

130 Bob said "when I've been up there, there have been guys up there." Guys asking
"can we get up to the Forest service past the church property?" "I don't think the Forest
service has rights for 4-wheelers. It's closed off up there." "They can't go through the
Church Property on 4-wheelers anyway." "We can use security people if you want to do
that." "I'd also like to ask at the annual meeting if we could get some people to serve on
135 committees." "I'm holding committees for winter time, in case some people to help
police that nicely for snowmobiles." "We sure want people to stay on the right side of
the flag and not say "is that what that flag's for?" "Good neighbors on our part, have

committee go up there and say” “no you can’t go up there because you will be trespassing on Forest Service Land, because it is not allowed.” Scott said “I can sure you that there are an abundant amount of folks especially in the winter time, snowmobiles. That was very passionate problem we had a number of years ago. I don’t want to have to go backwards on this.”

Bob said “I think at the annual meeting we can get people to do this.” “ If we can get people to volunteer to do either of those two things, that we just call on a busy weekend and maybe just help.” If we want good neighbors and have the right to play in the winter time, we have to recognize that we can’t go in, in the summer time.” “When we get into the walking, driving, we just start a little crack, then the thing opens up.” “You can’t go across the property and ride, Forest Service says why would you want to go in there at all?”

Ralph said “Bruce I didn’t quite understand what Ron Hazard is doing as far as the combination to fire exit gate.” Bruce said “Because they have new combinations to fire gates, they are breakable.” “We need to talk to the counsel, we should have the combinations to the gates and work back and forth.” Scott said “We can assure you we want that to continue. We did a lot of grading for them. We want to be good neighbors to them.” Bruce said “They want to be good neighbors to us too.”

Scott Limb: Scott is in the process of doing a perk test and designing a drain field. He was told it wouldn’t fit on Ridgeline. Through talking with Tracy at the Board of Health, the space he has available because of the issue with drain slope and the space on his property that he doesn’t have enough room for drain fields and a cabin on that property. He met with Tracy and a man that works up there a lot for about 2 1/2 hours. What he needs to ask the Board is for a variance so he can use some of that set back area for a drain field. In the process of doing that he was told that he could go to the planning and zoning department and see if there were any issues with them. He talked with Doug Smith in the planning department. He gave Scott and Board a letter and copies from health department with map. Tracy has no problems with using setback area for drain field. Jody brought in machine, dug up water lines. Water lines are in barrel pit at 5 ½ feet deep at 1246 Ridge. Scott wants a feasibility letter from Board. Scott questions Scott, regarding plot map with relationship to road. Lot has been surveyed and plot plan has been drawn accurately by the surveyor Les Jones. Scott is asking to use 45 to 50 feet by 15 feet wide set back area is on his property for drain field. Bonnie states concern of drain field putting moisture into the road causing frost blocks and have problems. So then if you ever have problems with drain field, you are going to dig up the road in order to be able to take care of that problem. Scott presents a copy of the actual Wasatch county setback law. Copy states (the only issue is that it is in the setback area) legally you can put them within 10 feet of the road. Scott asks “where in conjunction with the water line would you be back from that. The water line on Satellite representation actually put the road in my property, which pushed me back. Bonnie states that we need to take this under advisement, check it our and see what problems we need to address and look at that. Scott Limb advised them to call Tracy with the Health Department. Scott wants to take a look at lot with 25% slope. Due to certain amount of drain field line per bedroom,

185 I am only going to do a three bed room house. Survey states are in and in the road Scott
and Jody set a little post some flags on it. This is the actual place where the water line is.
Scott agreed to go take a look at it.

Scott True: I'm the owner of lot 206 on Boxwood Lane, I actually represent several
owners. Talked with Bonnie and agreed to give a report on what's happening on
190 Boxwood. I have my plans ready to submit to the county Jody has worked out a water
system and plan to start working on water and is still up in the air as to whether to come
in through the 14 acres the church used to own. June Kaiser represents that property
now. Joe Dunbeck and Portland Gordon are working on project this morning. Water is
pretty much ready to go. The big issue is the road, and whether we do a rough grade.
195 This was our understanding last year, when we had a meeting with Mike, June and me.
We are starting all over again this year. I have met with Heber Power and Rocky
Mountain Power. Was told that either one could service him, but now there is a little bit
of contention and they have established the fact that Rock Mountain Power will be the
one to service Boxwood Lane. Last year there were 2 options for bringing the power in.
200 1. We put it into a transformer by sales building and digging a trench across the road,
which was ridiculous at that time and is still ridicules and has been removed. It appears
that the only way we will get power to Boxwood Lane is by coming up pole. It is on our
side of Center Street, Lake Creek Road coming down through there. We have to get
permission from whoever owns the property we cross. There is a woman, Connie Young
205 who is the same woman who has the trailer up there. We can get permission from Short
or whatever. I'd like to show you this draft. All we need to do is get your permission to
place a pole on Common Area. At the gate at the end of Boxwood Lane that goes off to
Seltzer property. From that point it goes underground to Boxwood Lane. Scott
interjected he has been the negotiator with them, the Kaiser men's Group. That's what he
210 calls them. Kaiser is the contact. He brought me at the 1st of the year a proposal spelling
out the deeding and the right of way through all of that. It was a final draft of what we
kind of worked out. In a meeting and then subsequent meetings afterwards, because we
didn't like some of the wording that they put in there. He look all that out. He has fallen
off the face of the planet since then. We do not to this day have a right of way through
215 there yet. Scott True said that he told them that and Jody told them the same thing. He
talked Jody and Jody talked to Denbeck and Gordon and that ball is rolling. Dunbeck
actually called Scott True. Scott Shurtleff said we as a board, based on the last draft we
saw, are ok with it and we were ready to sign it and move it forward. It was a win, win
for everybody. They basically did everything we had asked them to do. The only caviott
220 for them is that they needed to buy 2 lots within Timber Lakes that they were going to
give us is return for water. I think personally that is where the snag is. Scott True and
the owners of Boxwood don't want to wait on them anymore. They don't think they need
them. They are not sure where they are going to tie onto it, we might tie onto it above.
Scott Shurtleff said so you understand, I,we have to have them, because we need to sign
225 and have them sign that document to have legal access to that road. We have no legal
access to that road right now. The agreement is there, short of the caviott of the two lots.
That's the only thing we never agreed on as a board because we didn't know what that
ment, what those lots were. Was the county going to allow him to ammend the water plat
for those water. It would behoove him and all of us if he took it out of the contract and

230 just deeded us the right of way to that. Ralph asked where it was going to go and
Bonnie reminded him that no power poles in Timber Lakes. Scott advised that we are
going to make an in and an out around the building, with a berm around that. He was
under the impression it was going to go right under the ground there and down the road.
There is no transformer there but they can build a duct to go to a transformer. That is
235 why we are working from the other end. Robert Short may sign off on the Belcher
property. May come in through common area placing a pole there, then go underground
and down Boxwood. Ralph, Scott and Bonnie agreed it's not a problem. Bonnie asked
which way the water is running. She said we hate holding funds to fix a road through a
short season when we can be using that money on other projects. If the water and power
240 lines don't come to fruition, you can understand that. Scott wanted to know how far out
into no man's land are they going to have to put the water and the power. It's quite a
drop off out there and the other is much steeper. Bonnie says that it leaves it in a delima
that we keep trying to leave funds available to do a road, when it could draw out long
enough that we can't get in there to do it this season because of nothing out of your
245 control or something else that happens. This makes us not be able to take care of other
things. Scott True reminded them that he was the one that got the contract with the
church and Kaiserman in the first place. Scott Shurtliff advised Scott True to lean on
Kaiserman, we need the signed documents with the 2 lots that he has written in there.
We want the land. Bonnie said we prefer that it goes down a road so that we have some
250 shrinkage to be able to build your road.

Bonnie: Came back from vacation about the 15th of May and has been working with
Rick to get a lot of our roads graded and put back together after the winter season. We
have been working on all areas of the mountain, not all of it being done. We have
255 approximately 50 roads within the development. We have regraded 24 of the 50 roads so
we are basically at half. I'm hoping that next month we will be able to get all 50 roads
graded. Some of the roads as we are going in grading are in such bad shape that we are
putting some road base on them as we go. Others we've graded and need to come back
and put some road base on them to bring them up a little better. Roads that weren't
260 widened when the water company put in the water lines in are going to be expensive
roads to come back and fix at some point. We are going to have to restore the road base
that's there in order to widen those and put road base back on. This year basically, we're
doing a real maintenance. We're looking at all the roads and trying to go in grade out pot
holes fill things in, pull bar ditches and just maintain all of the roads. So that's what
265 we've been doing. The next week after I came back we decided that the grader needed
new tires and we purchased 6 new tires for the grader and had those installed so that
we're ready to do more work. I put a call in today to Scott Machinery and we are just
going to have some maintenance done on the grader and have all the oils changed.
Eventually we've got some blow by and we going to have to do more maintenance on it,
270 so we'll probably do that close to the end of the season when we can let it rest for a little
bit. We have been looking also for a new truck and sander with a plow on it for us to be
able to use. The one we currently have seems like it's like twenty five years old or
somethng. It's really anchant and we're having real problems. We can't get the
hydraulics to work, so with the dump truck it doesn't dump anymore, so it's been kind of
275 ineffecient for us be able to use it while we're doing some of the roads to be able to pick

up some of the debris and move it and use it in a proper way. So far we haven't found anything that will fit our bill. We're hoping that in the next few weeks that more equipment will become available and we'll be able to find something to replace that. We will probably keep the old one as well but keep it only as a sanding truck and use it just
280 slick spots on the road so that we won't have to keep dumping all of our salt material out, reloading sand and dumping the sand and reloading salt which just takes too much time back and forth. Rick has gone around on so many of the roads that we have really improved, we've still got a lot of work still to do. The plan is that once we get roads taken care of and in decent shape, we're going to be putting all the signs back up that
285 have been missing for years. There's a whole list of signs that we have that have just been in storage and not taken care of and we'll have a massive plan to try and get all the street signs back up. There's an option for us this year to chip seal our asphalt. I understand that if we go in and have some of the asphalt repairs done that we need done now. Get it crack sealed and then we do a chip seal on it, we can save most of our
290 asphalt. It should give it an extended 15 years of life versus where we're at. It should have been chip sealed a lot of it several years ago. They always say that either the 1st or second year you should come in with a chip seal. We've not been able to have the funds to do that I have seen enough damage and failure on the roads now I want to get it fixed and chip sealed so that hopefully we can save what we have and in the one spot that has
295 really been a sore spot.

Bonnie has some bids on the office building to do a hardy plank siding on it. She knows that originally we looked at doing a log siding on it where we would have to have the people come and do the log siding and stains and possibly some caulking and things
300 like that. So decided to look at another options and do a hardy plank. Hardy plank has a 50 year warranty on it and with the problems we have trying to maintain things because of our constant turn over of employees and board members, we thought this may be a really good option. The office that we have is a very old unmaintained building for a lot of years. The siding is very delapidated and you can see right through the walls in places.
305 There's no insulation in the walls. They put a new roof on it but we've still got problems. We have bats in the building. She has gotten 2 bids from two different companies. It's possible that I can still look around for another bit. The first bid was from Newlip Siding and their first bid was \$53,000.00. Then came back with a bid of \$26,000.00. The other bid from Burton Lumber that we work with and he recommended an installer that would
310 do it. We will go over the top of the existing siding with tyvek on then a foam core insulation on the building and also a hardy plank siding with a 50 year warranty. It already comes pre finished as well. Multiple colors and then we will also do the trim on the windows and doors. Hardy plank is a cement board composite material so it looks like a siding material but is more cement composite. Because is cement it is very durable and
315 fire resistant. Cedar Mills exteriors bid included insulation, tyvek hardy plank, trim on windows and doors and material and labor was \$9810.00. Bonnie will get a third bid and do a phone pole and let them know where that's at. Bonnie made a motion to accept bid up to \$9810.00 plus tax and Scott seconded it. All were in favor except Al. Al was apposed.
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Chip Seal on asphalt: Bonnie got a bid from Intermountain Slurry Seal and has left messages for other bids. They are probably out until July 8th before they would be able to get up and work on the road. This bid included chip seal type C, quantity of 42,240 square feet. The would also provide the crack seal and get all the spots crack sealed back up so that it's sealed back up and also do asphalt patching. This may be a low figure it only has 250 feet on asphalt patching. I think this could be possible more. She will go up there and mark that out. This bid, if we do a chip seal is \$113,725.00. If we decide to go to a slurry seal which would be chips and aggregate are in with the slurry and layed down so there wouldn't be as heavy aggregate. That bid would be \$88,704.00 for 3 1/2 miles of road that we found. She will check, but she doesn't think we need to do parking lots, mail house and garbage area. We are not concerned with wear surface on these areas now. This is from the gate on up. She will get another bid but depending on where budget comes in on doing a building. She wants to do a chip seal on as much road as we have budget left to be able to do. We may need to cut a section back that we did last year for another year.

Building: Looking into building a storage facility for our equipment. The water company is looking at going in with us. She has some draft drawings to give them an idea of the building. We are looking at having four bays for our equipment, which also would include housing the fire truck so we would have it on the mountain full time year round in a heated housing. The county has asked us to do that for years when we were looking at doing a building, so that's still on the plate. She has asked the county if there are any funds available to help with the building because we'd be housing fire equipment. The water company would have 2 bays on the side so we would be sharing the facility to be able to work out. They would also have a small office for them as well as us. We will have two bathrooms so that we could have one for either division and it would have a petition between the two, so it would be 2 separate areas for the two organizations. We don't have bids on this at this point. I have some paliminaries, but until we tell them exactly what we need. We haven't met with the water company to know what for sure what their needs are, so we're going to wait until we can get some information. I've e-mailed them the plan and as soon as they get us more information back then we'll try fine tune this. She has also e-mailed one of the steel companies that would be working on this to see where they're at. Wasatch County is now building 3 new steel buildings down in the county. They are doing a four foot wall of concrete around, a four foot mean wall I guess would be really good for us. It saves on maintenance of people running in and damaging it. It saves on cost of steel which seems to be fairly high at this time. We are looking at those kind of options. This company has been between 12 to 16 weeks out, so it gives us time basically that we may need to see where the property is that we want to work on. Weather the land will perk and do excavation permits and diffrent things like that. We could probably get footings and the flooring and foundation in and then start putting up the sides to it until we got all the material on site. She will try and get some other bids and other options. Block building or putting some other siding on the steel building. We may look at doing some other treatments to be more in tune and less steel looking. That's what we're looking at for this year's budget. We are forced into needing a building because we now no longer have access to the building that we were using before to put equipment. The sander has to be heated in the winter or it freezes up and

we can't sand the roads. The auger freezes up in the winter with moisture and won't work at all. It has to be in a heated facility. We tried covering it and we may have to do that if we can't get this building finished before the end of the season. That's what we're
370 looking at. Resurfacing the roads and fixing the pot holes. We will be working on Deek
Creek next week. Joan Brinkerhoff advised that the water line isn't even in yet that has
to be repaired. There are piles of sand and pipe,. You can't even get down the road.
Bonnie advised that we will work with Jody on things like that. We are not going to
widen the road at this point. We are going to grade it and fix pot holes at this time. Joan
375 stated that there are 4 piles of sand and lots of pipe and you can't even work on that part
of the road. Bonnie advised we will work on areas where we can and then we will work
with Jody and when he gets the line in, come back and do that. We will be working on all
the roads to bring them up to a more drivable surface this year than we have done
previously.

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Questions:

We still don't know what the needs are for the water. We don't know if it would be 1/3 –
2/3 or exactly what our cost would be. We are thinking our share would be about
385 \$200,000.00 to build the building.

We are thinking of building on the back side of Jones Lake. That way it would be tucked
in out of sight. We would access it through Timber Lakes Drive PAST Duck Lake and
over the hill.

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Dave: Newsletter will be out next week. We are still collecting everything.
Financials are finished up to May 31, 2007 ready to turn into the CPA the end of June.
We brought in enough money that is past due, for the 1st time in a long time we'll have
money in the bank to start the New Year starting July 1, 2007 and really use the budget
395 with. I'm great full that those who have not paid their dues before have paid their dues.

Bruce: Two things, I talked with Ken Ludwig and Sam Bears. We discussed extending
the fire break on Box Wood

400 I didn't hear the tape stop so this is the last of my recording. I have called Debbie and
left a voice message and have e-mailed her. Perhaps I can get a copy from their digital
recording.

Ralph Lewis: Presented Project Worksheet for General Steel Building. This proposal
405 included a building that is all steel, high grade, typical and appropriate for your
commercial purposes. The building will be engineered to meet structural codes for our
county. The discounted price for a 50' X100' X 16' is \$55,586.00. The building will be
engineered in reference to roof load, wind speed, wind exposure, seismic rating and
spectral responses in our area. We can choose and color available for siding and trim.

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The direct pricing includes the following:

All beams. Siding, roof and hardware- complete new building.

- Engineering Certification that never expires.
50 Year structural Warranty
- 415 Quality Building that is AISC Certified (American Institute of Steel Construction)
25 Year Warranty on Galvalume coated roof.
26 Gage Roof sheeting-80,000 p.s.i.high tensile strength (PBR paneling)
26 gage Wall sheeting – high tensil strength
Building quality designed in accordance with MBMA (Metal Building
- 420 Manufacturing Association – Category MB for Metal Buildings)
Anchor bolt setting plans
Full erection drawings
Engineer stamped drawings
Weather stripping including: Mastic sealant on roof for superior weather-
- 425 tightness.
All necessary hardware to erect building
Free project coordination through an assigned project coordinator.
- Access to technical services, engineering and components. Services to help you find
430 erectors and other contractors. All components can be purchased at direct pricing as well

Person to contact is MJ at General Steel 1-800-406-5126 ex 4896.

Home Owners Forum:

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Adjourn: