



TIMBER LAKES PROPERTY OWNERS ASSOCIATION

OFFICE LOCATION: TIMBER LAKES ESTATES, HEBER CITY, UT

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TIMBER LAKES PROPERTY OWNERS ASSOCIATION BOARD MEETING

Wednesday, August 1, 2007 – Murray Public Library 6:00 PM

Approved

CONDUCTING: Scott Shurtleff

PRESENT: Scott Shurtleff, Bonnie Huetter, Dave Kirby, Bob Clark, John Young, LaMar Hadley, Erin Seelye, Charles Richards.

We've elected new officers and next to their names are their assigned specific duties.

President:	Scott Shurtleff
Administrative VP:	Bob Clark
Operations:	Bonnie Huetter
Secretary:	LaMar Hadley
Treasure:	Charles Richards
Fire Safety:	LaMar Hadley
News Letter:	John Young /Dave Kirby
Security:	Bob Clark
Church Liaison	Scott Shurtleff
Government Liaison	LaMar Hadley
CCR's/Parliamentarian	John Young
Plans/Architectural	Erin Seelye
Annual Meeting	Dave Kirby

MINUTES: The minutes were discussed it was decided for Beth to get the May, June, Annual and August minutes to the board for approval at the September 5th Board of Directors meeting. Scott Shurtleff made a motion that we approve the minutes for the content and Dave Kirby 2nd it. All were in favor.

WARRANT LIST: Charles Richards read the warrant list. Bonnie said not to pay for Phone directory bill. The board discussed the John Deere Credit, Verizon and All West phones and Scott Machinery bills. Scott made a motion for LaMar to call on the phones, Scott is to call John Deere Credit and Bonnie is to check with Scott Machinery. Charles 2nd it. The warrant list was approved with Phone directory the only check not approved. All were in favor.

BATS IN THE OFFICE AGAIN: The problem with “bats in the office” was discussed. Scott made a motion to have Two Bears take care of the bats. Dave 2nd it. All were in favor.

CHARLES RICHARDS: Has been elected by the Board to fill one of the vacancies. We have another vacancy that just opened up tonight. Ralph Siebert has had to resign. He’s been called to a LDS Church mission. We will be filling another position next month.

POWER PROBLEM: A power line was hit by Rick while cleaning a bar ditch. Several houses sustained major electrical damage due to the back charge through the system. Scott has contacted our insurance agent and they are going to take care of the damages. Rich feels extremely bad as only you can imagine. It wasn’t Blue Staked, however in the future everything will be Blue Staked.

SCOTT SHURTLEFF: Because of time constraints is having Beth do a lot of e-mails for him and he will keep you fully apprised of what goes on.

RECORDING MINUTES: Scott addressed the recording issue (we need to find a better way of recording ourselves”. Bruce told Scott and Ralph at the May meeting that he was very frustrated because he was trying to do the minutes and said “Scott it’s terrible.” Other ways were discussed and Erin is to look into other recording systems and get 3 bids and present this information at next Board Meeting.

CHURCH: Scott addressed two items regarding the Church. I’m going to give you the first thing first. For those of you that are new, I have spent 18 months dealing with the Church. For those of you in the audience that may not know here the gate, a section of the inside of the gate, and all of Boxwood Lane, is owned, or was owned, by the Church. We never, that property was never deeded to us, we never owned it. Ralph Siebert and, I believe Dave at one point met with the attorneys for the Church. They came back with \$130,000 figure. Ralph basically told them to stuff it. By pure dumb luck, back in about March of last, year, the Church decided to sell that property. The listing agent happened to be a friend of mine. I pretty much told him you’ve got two choices, “work with us or we’ll put this in court and you’ll never own it”. We have the Church, kind of double-crossed us in a sense in that they were going to, they had agreed to deed all of this over to us before they sold it. That didn’t happen. Kizerman and Associates, who’s been hired by the new owners of the ground to do all of the legal groundwork and those types of things, I met two or three times with Kizerman and Associates, Mike Camper and I went through Boxwood Lane with them. I’m going to give you a copy of this. I’m going to give it to our attorney. We have a final draft of what they will do. It’s going to cost us \$0 essentially, and to cut through all of the legal jargon, they will give us, deed fee simple us, the land that comes in and out of the gate. We will own that. Boxwood Lane will then will have a perpetual easement, and a perpetual easement is basically guaranteed for life. It’s irrevocable. Kizerman owns all of that. The perpetual easement will give us

right of way for Boxwood Lane. Boxwood Lane, so you know, Scott True and many of those folks have been paying dues for years and years and years and they have no road.

Scott advised us that Sam Biers, Wasatch District Fire Warden wanted to get a fire break up on Ridgeline taken care of. We are not sure exactly what and where he is taking about. LaMar is to call Sam and follow up with plan.

ENGINEER FOR ROADS: Erin wanted to know about Paul Simms, he's not a certified engineer. Erin asked that we review other people for the job because he had talked with several people who are not impressed with him. We've got some good people, we've got new contracts, we've got some good engineers around that have guaranteed me better work and better prices, so I want to let you know and see if we can look into other people.

Bonnie said he worked for Epic engineering firm. We won't be using engineers at all this year. In the past people didn't want to work with because of conflict of interest. She said she will be glad to look at some other people as well. When we do the next section it will go out to bid to see who will give us the best prices. The situation we've been in quite often is we would have him engineer a mile and then we couldn't do the whole section or something like that so he already had the section engineered. So we were kind of tied in because he already had half the work done or part of it and we'd be wasting our money to have to go pay somebody else to start over where he had left off.

BRUCE: Discussed how Bruce is and Scott brought up the idea that as a Board, on behalf of the Timber Lakes Association consider donating something to him. He put a lot of energy into this place. They moved him to an extended care facility and it's a rehab center. He's got some movement, but very little. He's still on a ventilator and they are trying to get him off that. He is in The Promise (the Old St Marks Hospital). Zion's Bank has an account set up for him.

LAMAR: LaMar suggested we need to start thinking about raising the impact fees. We need to give everybody some kind of notice, so that we're fair. The heavy trucks are ruining the blacktop, so they should be paying. We talked years ago about charging a fee at the gate and that never went anywhere. Our roads are not built for heavy traffic. We need to generate more money or we're not going to get some of the things done that we need to do.

Beth advised the Board that the Property owners are complaining when they have to pay the same \$3520 to build a small 10'X15' shed or 25'X25' garage as somebody who is building a 6000 sq ft house. Some threaten to build without a permit and get very angry.

BONNIE: Can I make a suggestion also? Beth has had Belinda going up to check whether they're complying and that's not how this works out. She's just checking for dumpster and porta john and they could've torn up the road and ruined things.

LaMar said that Erin would be doing the Bond Refund Inspections now.

EMERGENCY PEOPLE: The emergency people of Wasatch County have called Beth. They can't get through the gate... their sirens won't open it. They have been stranded down at the gate not being able to get in.

Scott said the gate will push open. You can push the gate open, but...I thought we gave all of those boys' remotes. At one point we gave them all remotes. Beth: Maybe we did, but the person who called said they don't have them now. Usually the siren opens the gate. It's not working now and I don't know if anybody knows how to work that gate to change it or to check it out.

Bob said that Rick was doing it the last time we had the gate guy service it. Bob is to check out using the key pad with 911 code for emergency vehicles.

EXCAVATION BONDS: Bonnie said if they've finished it and everything, it depends what it is (the power lines, to get their power line into their house). It depends whether it's on asphalt or whether it's on a dirt road Erin is to go check on it and sign off on it. Asphalt's one thing, dirt road's another.

Scott made motion to adjourn, Erin 2nd it.