

**Timber Lakes Property Owners' Association**  
**Board Meeting Minutes – Wednesday, April 2, 2008**  
**Heber City Senior Citizen Center**

CONDUCTING & WELCOME: President John Young (6:00 P.M.)

BOARD MEMBERS PRESENT: John Young, Lamar Hadley, Charles Richards, Craig Allen, John Blickenstaff, Mike Durr, Gary Hume, Ole Smith, Rob Roueche'

MINUTES OF MARCH 5, 20008: LaMar Hadley

Minutes were discussed and the spelling of board members' names was corrected.

Motion to approve minutes as revised: Gary Hume

Seconded: Rob Roueche'

Motion passed unanimously

WARRANT LIST: Charles Richards, Treasurer

Read the list and answered questions.

Motion to approve, with the exception of payment to IRS of \$44.76 that has been waived:

John Blickenstaff

Seconded: Craig Allen

Motion passed unanimously

Richard Elton, lot 1908, discussed a problem when his snowmobile trailer was towed because he was parked on the road outside of the gate. He also wrecked his truck and rented snowmobile trailer on Lake Pines Drive due to icy roads and driving too fast. Richard said there were no "No Parking" signs posted. Board to take matter under advisement.

Scott Treu, lot 206, talked about problems trying to build on Boxwood Lane. James Kaiserman, Agent for Pebble Creek LLC, was also involved in the discussion. Property owners on Boxwood need to get water and roads in order to build. Scott stated that in the past the TLPOA has ignored property owners' pleas. Kip Barnes updated the Board on original agreements already in place and stressed the need to uphold the agreements.

Everyone agreed that the Boxwood owners deserve access to their property. Mike Durr has been appointed as Chairman of a four-person committee to resolve this issue.

#### BOARD REPORTS

OLE SMITH: Working on new building plans with architects and engineers to bring it in line with Timber Lakes CC&R's and Wasatch County codes. All plans should be ready by the end of this week. Ole questioned why modular homes were allowed to be moved into Timber Lakes. He also discussed plan approval fees, construction bond amounts and asked the board to consider usage fees for road maintenance to be included when new home, remodels, etc. are being built.

ROB ROUECHE':

(1) Revamped Architectural Control Regulations documents

Motion to accept the Architectural Control Regulations as revised on April 2, to be effective as of April 3: John Blickenstaff

Seconded: Ole Smith

Motion passed unanimously.

(2) Discussion held concerning a request from John Wallace, lot 1438, to build a cover for his motor home. No other building on his property. Request is not in compliance with CC&R's and was not approved. Rob to notify Mr. Williams of board's decision.

(3) Darek Slagowski, lot 1159, offered to help Rob with architectural plan approval.

(4) Jeff Meierhofer, lot 547, thanked the board for all their work and for listening to input from property owners.

LAMAR HADLEY: TLPOA Annual Meeting will be held July 12, 2008, starting time 10:00 A.M. at the Wasatch Jr. High School. Three board members will be elected at this meeting.

GARY HUME:

(1) Making progress on roads now that heavy snow season is over. Roads need to be crowned.

(2) Gary to represent the TLPOA Board and meet with the Timber Lakes Water SSD. Water meetings held monthly the 3<sup>rd</sup> Tuesday.

CRAIG ALLEN:

(1) A visitor claimed to have had his trailer damaged by the gate, but he could not tell us who he was with, name of the owner, or a lot number. Craig will tell visitor to have property owner contact Craig in order to resolve problem.

(2) No cameras are in working order. We need to solve this problem.

(3) Timber Lakes is not zoned by Wasatch County for nightly, weekly, or weekend rentals. County has requested a letter from the board to the County Attorney regarding rentals. Motion was made to have Craig write a letter to the Wasatch County Attorney regarding enforcement of the County's short-term rental ordinance in Timber Lakes.

Motion: John Blickenstaff

Seconded: Mike Durr

Motion approved unanimously

(4) We need to develop a master plan, especially to prioritize our road projects.

CHARLES RICHARDS: It is time to start considering raising our dues, imposing special assessments or both.

MIKE DURR:

- (1) Working on fire standards with Ken Ludwig and Bruce Erickson. Arranging to have fire fighters come to Timber Lakes and clear out dead brush and work on fire breaks on the lower portion of Timber Lakes. A track chipper will be used in clearing areas.
- (2) Working to select land for dry timber to be dropped off and chipped this summer. Grant money available for this project.

JOHN BLICKENSTAFF:

- (1) Discussed saving money (approximately \$1,200 per year) by using the Internet for long-distance telephone calls through Skype.  
Motion to purchase a Skype phone for Internet long distance: Craig Allen  
Seconded: Mike Durr  
Motion carried unanimously
- (2) Discussed using PEO for employee payroll. PayPros, Inc. will provide this service at a cost of 2% of gross pay.  
Motion to hire PayPros, Inc. to handle Human Resource issues, including payroll and workers compensation insurance for Timber Lake employees:  
Lamar Hadley  
Seconded: Craig Allen  
Motion passed unanimously
- (3) Stated that his employer, Outrider, would design and host a new website with a more professional look that can keep our property owners up to date on plans and projects, etc. Outrider will design the website at a significant discount and help TLPOA offset cost of hosting and managing by contacting advertisers to pay us for a link on our website. We will end up with a new website for less than we are paying for the current one. John noted that the President of Outrider is a TLPOA member.  
Motion to hire Outrider to design and host our website: Gary Hume  
Seconded: LaMar Hadley  
Motion passed, with John Blickenstaff abstaining due to conflict of interest.

ADJOURN

Motion to adjourn: John Young

Seconded: Mike Durr

Motion passed unanimously

Meeting adjourned at 8:45 P.M.