

# **Timber Lakes Property Owners Association Board Meeting Minutes – Wednesday, June 4, 2008**

Wasatch County Senior Citizen Center

**Conducting and Welcome** by John Young at 6:05 p.m.

**Present:** Craig Allen, John Blickenstaff, Mike Durr, LaMar Hadley, Gary Hume, Charlie Richards, Rob Roueche', Ole Smith, John Young

**Property owners present:** 11

## **Minutes of May 7, 2008**

Motion to approve: LaMar

Motion seconded: Rob

All in favor

## **Warrant List:** Charlie Richards

Discussion on the following items:

Questions on Scott Machinery to pick up and deliver blade replacement #833 for \$675.51 and 844 for \$668.49 not to be paid.

Wasatch County Building Permit – Timber Lakes Water SSD is to pay 42%.

Dave Kirby to check on what has been paid and what is left to verify records that are to be sent to the SSD for reimbursement.

Warrant list attached to minutes.

Motion to approve: John B.

Motion seconded: Craig

**Pebble Creek Update:** The Association mailed 1531 letters to the address we have on record for property owners asking approval to annex two lots into Plat 2. A special meeting will be held June 25, at the Wasatch County Senior Citizens Center at 6:00 p.m. where owners can vote. It is easier for us if owners vote in advance by returning the ballots enclosed in the letter.

Kip Barnes concerned that TLPOA will not have ownership of the road. John B. stated we had requested that Pebble Creek deed the roads to us but the County would not let us own the road because they do not allow the road to split a lot. Our only option was to accept the easement.

John B. stated this proposal is good for all parties. Letters and ballots are available to anyone who did not receive the letter in the mail.

## **Board Reports**

**John Young:** Contacted by Woodstock Finishing Co. who would like to come and stain and seal the big logs around the gate in order to advertise their company. No cost at all for TLPOA. John will get something in writing on what will be done etc. Also to check with them on staining our Mail House while they are here.

Motion to approve: John B.

Motion seconded: Gary

**John B:** Our new website has been up since May 1, 2008. It is being viewed by more people as time passes.

The payphone at the gate has been stolen. We will replace it with a regular phone limited to Timber Lakes calls, so visitors can call residents and residents will be able to open gate from their land phone line. Craig will donate a phone. John B. will call All West tomorrow.

Thanks to all the people in Timber Lakes for being so nice when calling and emailing about issues.

**LaMar Hadley:** A special thanks to John B. for his work on the website. Working on the elections and ballots will be in the mail by June 12.

**Charlie Richards:** For now, all Timber Lakes mail will go to PO Box 9183 in Salt Lake City. Dave Kirby will handle all deposits and Charlie will reconcile the bank statements. Checks will be made out twice a month in order to avoid late charges.

A budget for next year will be made up for the July Annual Meeting.

**Gary Hume:** Road crew is working on cleaning out culverts and drain ditches. Work on the roads is on hold until the Timber Lakes Water SSD makes a decision on what can be done this year.

There is a dead deer on Lake Pines Drive that needs to be removed. Gary will make contact on who can pick up the remains.

The orange trash bags are still along the Center Creek Road from our clean up that was held May 24. Neil Anderton will continue to contact Kent Burg until the trash is picked up.

**Rob Roueche':** We are receiving 3 or 4 plans per month. No one has complained about the fees. The minimum size of cabins is outlined in CC&Rs.

**Mike Durr:** Ernie Giles would like the County to build a fire station on Timber Lakes property. We will need to donate land for this project.

Duck Lake has been designated for the woodpile this year. It will be placed on the back where the snowmobile parking area is located. Discussion held on cutting firewood and dropping it at the gate so people can take it. Issue was tabled until a later time. Wood to be chipped is not to exceed 8 inches in diameter. No aspen is to be chipped. Some concerns expressed about some contractors dropping off large logs. Discussion held on size and type of wood to be chipped. Wood to be chipped must be dropped off before August 2, 2008.

Motion to approve: Craig

Motion seconded: Gary

We can still get money from a grant for people who do work on their own lots etc.

Fire crew will be up either this Monday or next Monday with chipper. Crew will camp at Timber Lakes and work for 4 days, 10 hrs each day.

Kurt Brinkerhoff, lot 1089, asked to make a metal sign warning of Fire Danger.

**Craig Allen:** Question on insurance for new truck was discussed and decided to get liability insurance only. Ole requested Craig get a quote from Philadelphia Insurance Co. on their package policies.

Three confirmed break-ins reported at Timber Lakes. One furnace was reported stolen. Issue with dogs on the loose reported. Dogs are to be kept on a leash as soon as they go off their owner's property. This is a Wasatch County ordinance.

Craig is working to solve long-term problem at the Gate. He will acquire bids and bring them to the next Board Meeting on methods to solve problems. Planning to staff the Gate House 18 hours a day starting in July – will start interviewing for hiring new employee.

Discussion held on putting in a by-pass road at the gate. Craig is to discuss saying "no" to people who are not property owners etc with the security personnel.

LaMar asked to check on the status of rentals and get information back to the Board.

Discussion held regarding old remotes and snowmobile stickers. Committee of Gary, Craig and Mike to work on these two issues.

**Ole Smith:** New hearing at Wasatch County will be held on June 12 regarding permit to rotate building. Notices have been sent to property owners within a 500-foot radius of project. If all goes well, the building project should start before the end of June.

#### **Open Forum:**

Pauline Ballif concerned about not being able to chip wood larger than 8 inches in diameter. A larger chipper would have to be acquired in order to do this and Mike Durr has already arranged for chipper that can handle smaller wood chipping.

Maurice Ballif asked about what the Association is doing regarding the proposal of the Water Company's proposed improvements. The Board is now represented at the Water Company Meetings. We have appointed Gary Hume to interact with the Water Board.

We want to work together to make the best use of both entities' resources. We have been told there will be an opportunity to sit down together and find reasonable ways to get things done. We hope the County considers everything before they decide how to proceed. The County needs to support elections to the Water Board, rather than appointments.

The best place to get information on this subject is to visit our website. We also have a link to the Water Company's website.

John Young thanked everyone attending this meeting.

Motion to adjourn: John B.

Motion seconded: Rob

Meeting adjourned at 8:10 p.m.

Minutes taken and recorded by Connie Hadley