



Timber Lakes Property Owners Association Annual Meeting Minutes

July 12, 2008

Wasatch Mountain Jr. High School

Conducting and Welcome 10 a.m. by John Young, President TLPOA

Board Members Present: Craig Allen, John Blickenstaff, Mike Durr, LaMar Hadley, Gary Hume, Ole Smith, Rob Roueche' and John Young.

Excused: Charlie Richards

Introduction of Candidates: John Blickenstaff, Mike Durr and Gifford Ely by LaMar Hadley

Each candidate addressed the members for a few minutes, summarized as follows:

John Blickenstaff. The property owners should be electing people to represent them on the Board. The Board should not control who is on the Board. Many changes still need to be made, candidate asks for and welcomes any suggestions, ideas, etc that will allow the Board to make better quality decisions. Since being appointed in March, he has worked for a tighter control of financial issues and built a new website for TLPOA. He asked everyone to keep in touch with Board Members and get involved.

Mike Durr. He was appointed to the board last March and wants to be elected. Presently over Fire Safety and also working with the road director. Candidate has always been interested in serving and committed to do all he can for the benefit of all Owners.

Gifford Ely. He lives in Timber Lakes and has a broad background in construction work and road maintenance. He wants to serve on the TLPOA and if elected will do what ever is required to fulfill assignments.

Owners were given an opportunity to ask the candidates questions, but none were asked.

Brad Denney was nominated from the floor by Ole Smith and accepted as a write-in candidate.

All property owners who had not voted by mail cast ballots at this time. Ballots were collected and counted by election volunteers, under the direction of the 2008 Election Committee Chairman, Grant Fairbanks.

Financial Report and Budget: Presented to members by Dave Kirby, of Prompt Tax of Utah. A summary report is attached to the minutes.

President's report by John Young: For the past several months I have served as President of TLPOA. After most of the Board resigned last year, LaMar Hadley, Charlie Richards and I were left. I assumed the role as President with LaMar as Secretary and Charlie as Treasurer. By putting a notice asking for candidates on the Timber Lakes Website, and at the office, we had many responses from great individuals. We selected those who had qualification in just the areas that were needed. I am honored to serve with them. We thank you for your interest and willingness to come to this Annual Meeting. Proceedings of our meetings are posted on our Website.

There are many needs in Timber Lakes – the greatest of which is to give the owners the quality of peaceful living on the mountain they are seeking. That means having safe, passable roads to access our property, protecting the peaceful tranquility by keeping non-owners or uninvited guests from destroying what we are paying to have, protection for our property from vandalism and recklessness, having in place fire breaks and emergency exits in case of a forest fire and enforcement of the CC&Rs.

We don't want Timber Lakes to be a dumping ground for trash. Let's take pride and responsibility for this beautiful area. I encourage all who have dogs to keep them leashed.

This is your mountain, this is your land. Care for it, love it and help us maintain it so that we, our children and our grandchildren will not lose the peace and serenity and enjoyment that drew us all to Timber Lakes in the first place. Thank You!

Vice President John Bickerstaff's' report: The TLPOA Board makes better decisions when the property owners keep in touch with us and provide their insights. Thanks to all of our people who volunteer so much of their time and talents to our community. A new website is now in place and I encourage all owners to use it at TimberrLakesUtah.com.

Some of our Board members have been in discussions with All West Communications, the telephone provider who stepped up to service Timber Lakes when Quest announced they would not. All West is willing to improve the services they offer to Timber Lakes. By the end of this year, they will have a dramatic improvement to the service level they provide to lots at or below Greenleaf. We asked them if they would include in their budget for next year to

pull fiber optic cable to the top of Blue Spruce. They agreed. They will also pull fiber up the west side after they have finished Blue Spruce. With this new cable in place, they will offer the same full service options they offer their customers in Kamas Valley, including high speed broadband, cable televisions and bundled communication packages. These services will be provided at the same price their Kamas customers are paying.

We have also talked to them about providing cell phone coverage in Timber Lakes. They are willing to do this. They will need to build three towers to provide complete coverage on the mountain. They will need one on the west side, one in the middle and one up high. They have identified a few potential sites on the west side and one in the middle but cannot find a suitable sight on top. They are looking at a site in Wolf Creek (outside Timber Lakes) that would service the upper mountain.

Before we proceed with our discussions regarding towers, we need to know if cell phone service is something that our owners are interested in, or if they do not want it. This is not a binding vote, but I am interested in your opinion. Would you please indicate by raising your hand if you are opposed to cell phone service in Timber Lakes? (One member raised his hand.) How many of you would like to see us negotiate for cell phone service in Timber Lakes? (Almost everyone in the meeting raised his or her hand.)

An owner asked where exactly the towers would be located. John said the exact locations were not known, but one would be up on the west side and one would be in the middle, possibly where the vehicle storage building is being built. The other one might be in Wolf Creek, outside of Timber Lakes. Another owners asked if the towers could be disguised to look like trees. John said that he asked that question to All West and they replied that unless they could be guaranteed that every owner in Timber Lakes would sign up for All West cell phone service, they could not afford to build that type of tower. An owner asked how high the towers would be. John said he did not know for sure, but thought they would be 60-foot towers.

He thanked the members and said that the board would continue to discuss this with All West and would keep the members informed.

Board member reports were presented as follows:

Craig Allen: My first responsibility is security. We are planning to return security to coverage that we previously had. Coverage will be from 6:30 A.M. to 10 or 10:30 P.M. We have increased the budget by \$20,000 to allow us to hire additional security people. This increased presence is necessary to control the gate. Standard criminal background checks will be a requisite for all employees.

Short-term rentals are not legal in Wasatch County. We have a problem with rentals in Timber Lakes. I am working with the Wasatch County Attorney on this problem. If any of you can identify rentals, I would appreciate it if you would bring the information you have to the office and I will follow up on it.

Speeding is a problem on our mountain. I ask that you as property owners help us regulate this problem. If you see or encounter someone speeding, please take down their license plate number and call me. Speeders will be contacted and action taken.

Mike Durr: My area of responsibility on this board is over fire safety. I have been in contact with Ernie Giles, Wasatch County Fire Chief, and he has indicated the County will build a fire station in Timber Lakes within the next 12 months. They will need to own the land the station is built on, so we will have to have a vote from property owners to make this a reality.

The chipping pile this year is at Duck Lake and is for small wood only. We need volunteers to help with this project the first week in August. If you can help, please contact me. The wood chips from last year are free and available to any one, just come and pick them up.

I am working at this time to get passable firebreaks open with the help from Ken Ludwig and his fire crew from the U.S. Forest Service.

LaMar Hadley: I hope you all notice the new Smokey the Bear sign as you come into Timber Lakes. Smokey the Bear was donated to us by the Forest Service and Kurt Brinkerhoff made the sign. Thanks Kurt for your workmanship on this project.

Due to building the new vehicle storage building there is no money this year for blacktop, but it is still one of our main goals.

We are expanding the parking lot next to the office to use for additional parking. This is needed, especially during the winter months when we have so many snowmobilers enjoying the snow.

Gary Hume: Paving is on hold until the Water Company decides how they are going to proceed with the water distribution project. Blue Spruce will be maintained and not improved until the Water Company completes the lines on that road. Please, we ask for your patience for the next couple of years. We will do the very best we can on the roads and work closely with the Water Company.

Where the blacktop currently ends on Lake Pines, the next curve needs to have a retaining wall erected before it can be paved. We have decided to skip that curve and come back to it. The next paving project will start at the bottom of Blue

Spruce. In the meantime, we will be fixing potholes over the next couple of weeks.

Mike Camper is now working for us on the roads and we have hired a new man that will start on Monday, July 14.

Rob Roueche': I am over plan approval for TLPOA. We have had 12 sets of plans approved this spring. All plans have been very well drawn out. We have made some changes to our architectural control regulations and revised the excavation policy. We have increased construction bonds and fees. All this information is posted on our website. Owners have done a good job complying with revised regulations.

Ole Smith: I am willing and able to tackle problems for the good of everyone in Timber Lakes. I am presently over the construction of the new maintenance building. The foundation has been completed and the building should be done in October. This is not the building that we would have chosen to build, but we have taken the hand we were dealt by the previous board and made changes to it so that it will at least blend in as much as possible to our mountain community.

I am also the liaison with the Heber Valley Camp. We must control snowmobilers and obey the rules dealing with the Camp to continue to use their trail to access public snowmobile areas.

One of my main goals is to get everyone to live by the CC&Rs. If you know of someone who is violating the CC&Rs, I ask that you talk to them or call a member of this board so we can talk to them. We are a Timber Lakes family and we need to work together in a positive way.

Other people then addressed the meeting by invitation of the board, as follows:

Darryl Sparti, First Responders: We need volunteers and we will train anyone interested in helping on our First Response Team. Thanks to all of you for your generous donations this past year, we really appreciate it. We have had 31 call-outs already this year, including five medical and four trauma situations.

Thank you so much for your help. You can reach us on the web site at timberlakesems.com. There is a link to the First Responders on the Association's website.

Wasatch County Fire Chief Ernie Giles: We want to build a new fire station next to your new maintenance building. We are in the process of getting the land surveyed. We have some other hoops to jump through but we will build the station at no cost to Timber Lakes' owners. However, we will have to man the station with volunteers who complete 300 hours of training. Currently Timber Lakes is rated around a nine for fire insurance risk and this station will bring the

rating down to a risk rating of about six, which will lower fire insurance coverage. In order to build the building the County must own the land, so an agreement must be made to give the property to the County in order to go on with this project.

The new station will be a two-bay building that will accommodate a fast attack truck, a pumper truck and an ambulance. I want to thank the board for working with us on this.

Just a note, the County's 911 reverse phone system does not work on a cell phone, it makes calls to landline phones only.

Wasatch County Deputy Sheriff Jeremy Hales: We had many calls regarding fire works this past weekend. If you have anyone setting off fireworks, please approach the violators in your neighborhood in a neighborly way and tell them fireworks are not legal in Timber Lakes. We need your help in order to control this big problem.

We ask that ATV drivers be safe and follow rules, wear helmets and watch your speed, slow down.

Be a good neighbor and watch out for your neighbors' cabins when they are gone. Call the Sheriff if you see anything suspicious. If someone is trespassing and there are "No Trespassing" signs call the Sheriff. We will respond.

All officers are now trained to better deal with any problems dealing with mental illness.

Election Results: LaMar Hadley announced the voting results of candidates: John Blickenstaff – 256 votes, Mike Durr – 244 votes, Gifford Ely – 199 votes, Brad Denney – 45 votes and Bonnie Huetter – 7 votes.

The top three were elected to serve on the Board of Directors for a three-year term. Accordingly, John, Mike and Gifford were given the Oath of Office by LaMar and welcomed on the Board.

LaMar presented retiring President John Young with a plaque and thanked him for his great service and for stepping up as President.

Questions from property owners were answered by board members:

What is the speed limit in Timber Lakes?

Craig: Speed limit is posted at 25 MPH

The beavers have come back to the pond at the corner of Spring Creek and Blue Spruce. Please do not allow Kip Barnes to kill them again.

Mike – There is no hunting or killing in Timber Lakes.
LaMar was asked to talk to Kip.

Snowmobilers and ATV's have been trespassing on our lot and knocked down our No Trespassing signs. What can we do?
Craig: Call the Sheriff.

If you are going to expand the parking by the office, I would suggest you rent space there for snowmobiles, boats, RV's where you can make a few bucks.
John B: Thank you for your suggestion, we will consider it.

At the gate, is it permissible for security to allow access to guests from a list, or do I continue coming down to the gate to ferry them in?
Craig: This is something on which we are working. If you have a landline, have your guest call you from the gate phone and you can let them in from your cabin by dialing 785-8009.

The area near the mail house was partially built up with sandstone. It has never been completed. When will this project be completed to make the area look much better?
John B: we don't know anything about this. We thought it was finished.

What was the reason given for the past board members quitting?
John Y.: One member sold his property, one member was called as a Mission President for the LDS Church and three members were under emotional stress.

Are you going to clean up Duck Lake after the equipment is moved especially the diesel, salt and trash?
Ole: Yes it will be cleaned up to look good like, a "Duck Lake" should.

When can we expect Bond fees to be returned?
Rob: Fees are returned after your project is completed and if you conform to the regulations.

LaMar Hadley indicated \$300,000 "disappeared." What is being done to recoup that money?
Ole: The money has not technically disappeared. No one walked off with it. We had extreme equipment losses during this past winter, including a dump truck engine, snow thrower hydraulics and the road grader. In the past, we have not charged sufficient constructions and excavation fees to cover our actual costs. That is why we raised the bonds and fees this year, to get closer to what things are actually costing us.

Meeting Adjourned by John Young at 12:08 P.M.

Following the meeting, the directors elected the following Board Members as officers for the fiscal year.

President – John Blickenstaff
Vice President of Administration – Ole Smith
Vice President of Operations – Gary Hume
Treasurer – Charles Richards
Secretary – LaMar Hadley

Minutes recorded by Connie Hadley, TLPOA Office Manager