

Timber Lakes Property Owners Association Board Meeting Minutes – Wednesday, August 6, 2008

East Millcreek Library

Conducting and Welcome by John Blickenstaff, President at 6:05 p.m.
John introduced the Board Members.

Present: John Blickenstaff, LaMar Hadley, Gary Hume, Charlie Richards, Rob Roueche', Ole Smith
Board members excused: Craig Allen, Mike Durr, and Gifford Ely

Minutes of June 4, June 25, July 12

Motion to approve: LaMar
Motion seconded: Rob
All in favor

Warrant List: Charlie Richards

Discussion held on warrants. A previously written check for \$5,677 to Rocky Mountain Power was missing from the list.

Motion to approve: Ole
Motion seconded: LaMar
Motion approved unanimously

Board Reports

John Blickenstaff: Todd Wright, Lot 1331D, owner has asked permission to park a trailer on his property while building in order to minimize cost and time of travel. Discussion held and motion made by Ole to allow as long as Todd meets all of the county health regulations for living onsite, construction progresses and the time does not exceed 12 months. Motion was second by LaMar. Motion carried unanimously.

In order to build the Fire Station that the Fire Chief announced at our Annual Meeting in July we must obtain approval to transfer the land (approximately one acre of Common Area) from 2/3 of the property owners. We are drafting a letter to send to owners. John and Gary will attend the Fire Board Meeting of the Wasatch County Fire District tomorrow evening, August 7, 2008) to discuss the proposed fire station with the County.

President reported, for information only, that 18 to 30 acres inside of Timber Lakes are private property and are not part of the Association. The owners of the private property are not subject to our CC&Rs or other regulations. Ole asked why these owners can use the roads but are not paying dues. John replied that these owners had agreements with the original developer. However, all five lots in Deer Creek at Timber Lakes Plat 22, which was recorded last year, should be paying dues and Dave Kirby was asked to make sure that those lots had been invoiced for the last two years. These lots are number Lot One, Lot Two, Lot Three, Lot Four and Lot Five.

Discussion held on lot combinations. John reported that the previous board, in January 2008, voted to not allow any additional lot combinations because of the lost revenue to the Association. John recalled that in that meeting, they calculated the TLPOA was losing about \$72,000 a year from dues lost to combined lots.

Rob was asked to write a letter to the County, stating that we had no objection to the County combining lots 2034, 2035 and 2036. However, it was noted that POA annual dues would still be paid on all three lots.

John gave an update on building Boxwood Lane. John is preparing a letter to the Wasatch County Planning Office to be sent as soon as he gets final feedback in which TLPOA will commit to build the road. We will ask the County to protect us in making sure we get the money promised by Pebble Creek for this project.

Ole Smith: Reported he is meeting with the Heber Valley Camp regarding roads, etc.

The maintenance building is going well – the steel structure will be completed within three weeks from Monday. Building should be operational by the time the snow flies. When structure is complete, the property will be graded out. When the weather cools down, we will plant trees on the east side.

Gary Hume: Asphalt repairs are completed Lake Pines Drive. We have been busy cleaning out culverts and addressing drainage. Time spent on repairing the big dump truck blower, radiator and hydraulic lift. The truck is old, but it is running again. Work will now resume on completing the parking lot. We will not allow parking this winter along any road, including the wide intersection of Blue Spruce and Cottonwood.

The Water Company has started moving heavy equipment into Timber Lakes to work on the water lines. Work should begin next week.

Gary is currently working on the replacing missing road signs. The speed limit on paved roads is 35 MPH, corners 20 MPH and all dirt roads 20 MPH.

Charles Richards: Discussion held on when to turn over the accounts receivable to our attorney for action to collect dues. Motion made by LaMar to authorize our attorney authority to collect unpaid fees on July 15th each year. Motion seconded: Gary
Motion passed unanimously.

John requested Charlie to write a letter to be posted on our website about the POA fees, when due, accounts receivable collection policy, etc.

LaMar Hadley: Reported power outages in Timber Lakes need to be reported to Rocky Mountain Power by calling 1-800-221-7070.

LaMar reported that Bruce Christy, lot 1875 met him and Giff regarding refund of construction bond fees. Discussion held and it was decided to inform Mr. Christy that he would need to get satisfaction from the contractor that did not

follow the ACRs and damaged the road. There will be no refund from TLPOA. LaMar will contact Bruce with the Board's decision.

Rob Roueche': There is a new form on the website explaining the conditions under which a very small cabin-improvement project may be exempted from the standard approval process and fee structure. We still want to be informed of the project and will charge a \$20 fee.

Rob has had a lot of inquires by residents about installing fences on their property to allow dog runs. Discussion was held and it was noted that there is a Wasatch County ordinance that requires all dogs that are not on your property to be leashed. The CC&Rs prohibit fences. It was suggested that underground electronic fences to keep dogs on the property would be allowed.

Property Owners Form:

Clayton Wahlquist: Clayton is the owner of lot 1854 located at the top of Blue Spruce & Blazing Star. The dead end cul-de-sac by his cabin is a magnet for ATV's and the noise, dust and accident incidents are unbearable. Can the Board help with this problem, possible signs or some way to stop ATV traffic in the cul-de-sac? Discussion was held and it was decided to have Gary investigate placing heavy metal posts and a chain to lock up this private road. It only needs to be accessed by the Water Company and Heber Valley Camp officials.

Ilse Young: Asked about the possibility of banding together and go to Wasatch County with a written letter protesting our high property taxes. This proposition was discussed. It was pointed out that the individual owners of each property must complete the procedure for protesting taxes and that the Board of Adjustments will not consider a letter from "Timber Lakes" a proper valuation protest.

Max Tyler: Owner of lots 435 and 436 had several questions about selling his property and his property not passing a perc test. The Board suggested he contact a realtor or someone on the mountain qualified in perc testing to get answers to his questions.

Mark Cameron: Mr. Cameron asked the Board to reconsider the possibility of again allowing lots to be combined. Mark also thanked the Board for all their work.

Durant Black: Owner of lot 1950 asked about the set back requirements. He feels his neighbor is building too close to his property. John suggested he contact the owner or the contractor and see if he could work things out. If Mr. Black cannot get any satisfaction he is to contact Rob Roueche'.

He also asked if the County would spray for mosquitoes. Ole will check with Wasatch County Mosquito Abatement.

John Blickenstaff thanked all those who attended the meeting and expressed appreciation for their support. Ilse & John Young were also thanked for working on the update of the Timber Lakes address database.

Motion to adjourn: Gary
Motion seconded: Ole

Meeting adjourned at 8:10 p.m.
Next Board Meeting will be held at 6:00 pm on September 3 at Wasatch County Senior Citizens Center, Heber City, UT.

Minutes taken by Connie Hadley