

**Timber Lakes Property Owners Association
Board Meeting Minutes – Wednesday, September 3, 2008**

Wasatch County Senior Citizens Center

Conducting and Welcome by Pres. John Blickenstaff at 6:00 p.m.

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

Property owners present: 19

Minutes of August 6, 2008

Motion to approve: Charlie

Motion seconded: Rob

All voted in favor

Warrant List: Charlie Richards

Motion to approve: Ole

Motion seconded: Craig

Seven approved – One no vote from LaMar due to incorrect total sum of warrant list handout.

Motion passed

Board Reports

John: Update on proposed fire station. We are presently in the process of sending out an approval form letter to property owners to deed approximately one acre of land to Wasatch County so they can build a fire station in Timber Lakes. Station is to be built near the new storage building. County will comply with Timber Lakes CC&R's, etc. At the request of Karla Kepsel, lot 1188, the board will find out from the County if the building may be used for any public purpose. One major benefit of approving the land for a fire station is that homeowners' insurance premiums may be lowered significantly because the risk rating for Timber Lakes will be decreased. For those who have their homeowners' policy correctly rated, the savings could be considerable. By approving the proposal, when the fire station is built we will get a quicker response time for emergency calls. If the Fire Board builds the station, they will also furnish equipment and maintain the building. A copy of the letter is on our Website, along with a drawing of the building.

Connie to call Heber Light and Power and request they replace the street light bulb at the entrance of Timber Lakes on Lake Creek Road.

Mike Camper (in lieu of a report from Gary Hume): 1. TLPOA purchased a 1979 Autocar dump truck for sanding, salting and plowing during the winter season. Plans are to work on the dugway as our first priority.
2. Old dump truck is broken and cannot be repaired – Board agreed with the recommendation to sell it for scrap. In addition, the old sander was left partly full

of salt last winter by the previous road crew and may not be usable. If we replace the chains on the sander it should be good to go. The back hoe is in good condition.

3. The snow blower has an oil leak. Mike will wash it out in order to find the problem. Hopefully Mike will be able to repair it.

Mike will replace the chains on the grader and sell the old chains as salvage.

4. The Ford pickup needs the glow plugs replaced.

5. Water SSD information – let security (Belinda) know of any road closures.

Water Co. to mark all detour routes; they are working to get the top end of Timber Lakes water project done now and next spring plan to start on the west side. Project is scheduled to be completed by November 2009.

Mike to check with the Water Co. and make sure they are putting water on Blue Spruce, which is part of their agreement.

6. In Mike's opinion, when we are able to asphalt, we need to pave as promised up Blue Spruce or ask the owners for permission to re-route. A scale of Blue Spruce to Green Briar shows the road grade ranges from 6% up to 21%.

7. Mike recommended a grade break at the site of the new building to control the water run off at the parking lot. A brick retaining wall about 6 ft high 150 ft. long wall with a sub-drain needs to be installed. Cost is approximately \$2,600.

8. We need to sell the camper shell from the Ford pickup. The Board authorized Mike to post on KSL.com for \$300.

9. The requirement to improve Ridgeline before the Water Company tears it up for the new pipe was waived by the County and they will issue a certificate of occupancy on lot 1249, owner David Coe.

Items of business:

1. **Charlie:** Discussed option to pay off the lease-to-own obligation on our office and parking lot. The outstanding balance is \$64,899.41. By paying off this lease this year, TLPOA will save \$14,351 in interest. Charlie asked the owners present their view on this and all were in favor.

Motion by Gary made to pay off the lease early.

Seconded: Craig

Seven voted yes. One no vote (LaMar thought it best to keep paying the interest and save the payout cash for asphalt.)

Motion passed

2. **Craig:** TLPOA is being sued by Tracy Shurtleff, (former TLPOA Pres. Scott Shurtleff) for \$6,616.47 claiming the snow plow operator hit a power box, which caused loss of power and damage to their cabin. Claim has been turned over to our insurance company to handle.

Craig said he has asked for bids on a quick acting bypass gate so owners will not have to be stopped at the security gate. All others will have to use the gate and pass through security. We did not spend the money to repair the cameras this year because it would likely exceed my budget for this year.

The question was asked, "Where did the money go?" Craig's reply was that \$200,000 went to repair and replace equipment damaged by the ex-employee,

Leonard, who was hired and supervised by the previous board, with Scott Shurtleff as the President.

Property Owners' Forum

Karla Kepsel, lot 1188: Q: Why can't the Fire Station be built north of Jones Lake dam?

A: TLPOA does not own that property and it is not common area.

Q: Can the new storage building be painted another color?

A: Ole: No, the facade is all free standing, nothing can be attached to the building and paint will not adhere. We are stuck with what the previous board purchased. It will blend in nicely in January.

Q: Cars are racing on our roads; can speed bumps be placed to slow them down?

A: No, they are too dangerous, especially for young people on ATV's etc.

Q: Are there cameras at the garbage area?

A: Craig: Yes there are cameras; however we do not have high speed internet available at this time. Very soon, perhaps by next week, All West will have true broadband available to most owners below Green Leaf. This will include the office, so we will have to get a cost and decide how to proceed with making the cameras functional. They were purchased by a previous board and could never have worked as purchased.

Kent Snyder, lot 902: Q: Can we hire an off duty police officers to patrol Timber Lakes?

A: Craig said yes, but they still cannot write tickets on private property for things like speeding. Craig will find out what the possibilities and costs are.

Q: When will the chipping be done?

A: Mike: A chipper was brought up but it was not big enough to do the job, I am in the process of finding another chipper.

Renee Godin: Q: Cars speeding on my road, (dog killed) can we post speed signs?

A: Gary reported he is in the process of ordering speed signs at this time.

Discussion held on what the speed limits should be. Mike Camper stated our roads are built to federal AASHTO standard and recommended 25 MPH signs be posted on the black top and 20 MPH on all dirt roads. The board accepted his recommendation. Ole asked that the AASHTO standard be confirmed.

Upon request of the Board, Neil Anderton, our County Council Representative, reported the County is revising its short-term rental ordinance 08-11. Owners who rent will be required to obtain a business license and fill out an applications etc. However, short-term rentals will only be allowed in areas where the CC&Rs explicitly allow such activity. This means that it will still be against the law to rent your Timber Lakes cabin for less than a 30-day period. The County Council will have two additional readings before the revised ordinance is enacted.

Craig reported that the County is in the process of prosecuting a Timber Lakes owner for violating the no short-term rental ordinance. Additional prosecutions will follow.

John proposed that TLPOA annual dues be raised 10% next year. He said that we had gone two years without raising them and could not afford to continue without the additional revenue.

Motion to raise the dues by 10% was made by LaMar.

Seconded by Gary.

Motion passed unanimously.

Motion to adjourn by LaMar

Seconded made by Gary

Motion passed unanimously.

Meeting adjourned at 8:30 p.m.

Next monthly meeting will be held on October 1st at the Millcreek Library

Minutes taken by Connie Hadley