

**Timber Lakes Property Owners Association
Board Meeting Minutes – Wednesday October 01, 2008**

East Mill Creek Library

Conducting and Welcome by V.P of Administration Ole Smith at 6:00 p.m.

Present: Ole Smith, Rob Roueche', Gifford Ely

Absent: Craig Allen, John Blickenstaff, Mike Durr, LaMar Hadley, Gary Hume, Charlie Richards

Property owners present: 17

Discussion by Ole:

Ole provided an explanation of why there were only three Board members present. Due to conflicts with family, County Council meetings, and personal reasons the above mentioned absent Board members could not be present.

Ole provided updated information on the status of the nightly rental issue for Timber Lakes and the County. With two members of the Board attending the County Council meeting tonight all indications are that the nightly rental ordinance will be enforced and that no nightly rentals are permitted in Timber Lakes.

Ole indicated that due to lack of Board members official business could not be conducted without a majority.

Warrant List: Dave Kirby

Because of bills being due within the next few days the warrant list was read by Dave Kirby, but could not be voted on due to lack of majority of Board members. Total expenditures equaled \$98,508.64

With the three attending Board members present a motion by Ole was made to accept the warrant list. Rob second the motion. The three attending Board members voted aye, with Dave indicating he would send an email to the absent Board members for their vote to accept the warrant list.

Dave provided handouts of the payment schedule and sources of funds to the attending Board members.

Board Reports

Ole: Update on proposed fire station. 780 votes of approval have been received and recorded, with six additional votes being handed to the Board during the meeting; totaling 786 approvals. Approvals needed to pass equals 1,024. A discussion about making calls to get the remaining needed votes was from the audience and the Board indicated the need to get this accomplished.

The monthly meetings and meeting times may need to be changed from the first Wednesday of the month to either the first Tuesday or Thursday, and from 6:00 p.m. to maybe 7:00 p.m. to accommodate conflicts that have arisen with the attendance of Board members. County council meetings occur on Wednesday; which the Board feels some of its members should attend in the best interests of Timber Lakes. An outside of meeting discussion with all of the Board members will take place to determine if a new meeting schedule is warranted. The public will be notified should this date and time change.

Pebble Creek: It was noted that Pebble Creek has not paid any of the back dues currently required to complete the land deal with Timber Lakes. The dues are due 10/15/08 in order for the agreement to be completed. Should Pebble Creek not pay the required monies the agreement would be null and void.

Collections: Past due accounts will be pursued by legal action; which Dave Kirby and the Timber Lakes attorney have been doing. Dave Kirby indicated that we have received approximately \$10,000 in past due collections and that notices sent out over the last month have had great results.

Rock Cress Circle: Owners on Rock Cress have expressed an interest in creating a complete cul-de-sac at the end of Rock Cress. Currently it is a dead end. The adjacent owners indicated that they are willing to donate property to accomplish this. The Board will discuss this further when all members are present. No decision was made.

Vehicle Storage Building Update: Ole presented information regarding the continuing construction of the new vehicle storage building. The building is nearing completion with a scheduled completion date of the end of October. The exterior structure is complete except for the installation of the overhead doors. The interiors are approximately 60% complete with the heaters installed, partitions installed, floor drains installed. Remaining items are gypsum board and paint and other miscellaneous finish items.

Excess soil from the construction site was delivered to Short Cut to considerably widen the road. The grade will be raised as additional fill is available.

The 31 trees have been purchased and are ready for planting. The planting party is Saturday October, 11, 2008 at the building site. An invitation to the audience was given to see if we could get more help with the planting process. It was noted that we have various sizes of trees. The installation would involve pre-digging holes for the trees with a backhoe and placing the trees in the hole. Mounds of top soil would be placed along side each hole ready for placing around the trees.

Heber Valley Camp offered help: The Heber Valley Camp has volunteered and offered two trucks and two drivers to help with the project of widening Club House (Short Cut).

Water Springs Project: The existing springs which Timber Lakes acquires its water is on the Church Camp property. The new springs are now installed and work is complete. The new water tanks will be installed next summer to provide additional storage capacity.

Winter snowmobile access: Access to Forest Service land now goes through the church property. The access has provided Timber Lakes population full access to snowmobiling in the winter. So far there have been no real problems as reported by the Church. Some violations have occurred, and with the help of the Timber Lakes property owners, those can be eliminated or minimized. Ole has championed an agreement with the Church for an agreement in perpetuity to provide Timber Lakes Property Owners access without yearly renewals of the agreement. Timber Lakes owners will need to continue to carefully abide by the conditions of the agreement.

Rob: Although plan submittals have been slower than the first of the spring and summer season it has been steady. A few problems with the fee schedules have arisen, but nothing major. It was indicated that help is needed from all property owners to make the Board aware of violations in construction.

Gifford: It was noted that the property owners need to clean up their lots to make Timber Lakes a more presentable community. Some 'dead' cars are still on lots, piles of trash and debris still occur on other lots. Help from property owners in determining violations in construction would be needed to curb illegal construction activities.

Property Owners' Forum

Steve Drew, lot 730: Q: Can the trip generation fee be revised and a cleaner way of assigning trips dollars be figured. It seems unreasonable to pay thousands of dollars for only a few trips.

A: Rob: The trip generation fee is based on square footage and the plat (or location) of the lot owner's cabin. It was not based on amount of trips required to complete construction.

Q: The calculations for fees seem to be incorrect. And, the Architect changed the size of the deck on the drawings. Could you refigure the fees for my plans?

A: Rob: The calculations were based on the square footage of new deck, plus additional roof structure to be built. I will recalculate the required fees based on the new plans submitted.

Mark Adams, lot 234: Q: Do you know if the addition of the fire station will increase our property taxes? And if there is an increase in taxes is this what will pay for the new station?

A: Ole and Rob both indicated that we did not have that information. It was noted that the addition of the fire station should decrease the insurance rates for property owners.

Ole indicated that the Fire Board has told us the cost for the fire station is already budgeted by the County and Fire District and should not require any increase in taxes.

Brent Sheets, Lot 20: Q: If the fire station is not manned will it affect insurance rates?

A: Ole: Unknown without consulting the insurance agent. It will reduce the fire rating by having the station in place; which will be a benefit.

Ilse Young, Lots 57-58: Q. Can the plowing people provide widened areas on the roads for when lot owners visit their home, and their drive has been plowed over with snow, they can park and clear their drive? A short term staging area for a few minutes is needed while a home owner plows out his drive. In past years, areas have been plowed to accommodate short term parking for this reason.

A: Ole: We will take this under advisement and discuss it with the other Board members and the plowing team. No parking is still the rule on Timber Lake roads of any kind. It does make sense that if we want to keep people from parking in the roads; even temporarily while they move snow mounds, we need to widen the roads in a few areas so that home owners can have time to dig themselves out.

Shawn Hansen, Lot 923 & 841 (adjoining): Q: Is it possible to irrigate new landscaping for a short period of time; maybe a year?

A: Rob: This really has to do with the Water Company. It is their regulation that no outside watering be allowed.

Q. Can I use my own watering truck to water my landscaping since this is the business I am in?

A. Yes, because it is your truck and water which does not come from the Timber Lakes Water district. You would be able to supply your own water if you want.

Note: Ole mentioned that the tree planting parting for the maintenance building will be the Saturday of October 11 and volunteers are needed to help. Planting starts at 9:00 a.m. All of the public is invited.

Sherrie Prince, Lot 463: Q: Is there a directory for Timber Lakes?

A: Rob: Yes there is, but it was not sanctioned by TLPOA. It was done by an individual who lives in Timber Lakes and all information was taken from the public records at the County offices. The Board received numerous calls from upset property owners that accused the Board of providing personal information without the property owner's permission.

Ilse Young indicated the individual who produced the directory was Rachel Deggeman, who could be contacted for a copy of the directory.

Ilene Smith, Lot 922: Q: Can the snowmobile parking on Acorn Circle somehow be stopped? Can there be signage placed to keep the snowmobiles from being parked there at all times? My son cannot go to work when all of the snowmobiles are blocking his way.

A: Ole: We can look into providing some signage to stop the snowmobiles from parking there. Will get with Gary Hume to discuss.

Ole thanked everyone for coming and for the great turn out.

Motion to adjourn by Ole

Seconded made by Rob

Motion passed unanimously.

Meeting adjourned at 7:40 p.m.

Next monthly meeting will be held on November 5th at the Senior Center in Heber City (unless new meetings dates are decided on by the Board)

Minutes taken by Rob Roueche'