

**Timber Lakes Property Owners Association
Board Meeting Minutes
September 2, 2009
Wasatch County Senior Citizens Center**

Conducting & Welcome: President John Blickenstaff – 7:05 p.m.

Board Members Present: Craig Allen, John Blickenstaff, Mike Durr, Gifford Ely, Rondo Fehlberg, Gary Hume, Roger Legare, Rob Roueche', and Ole Smith

Rex Gale, Accountant & Office Manager Connie Hadley

Property Owners Present: 13

John asked for approval of August Board Meeting minutes.

Gary made the motion to approve minutes of August 5, 2009 meeting.

Motion was seconded by Rob. Motion passed unanimously.

John mentioned that we have had some water problems on the mountain. He suggested owners consider turning off their water if they are not going to be in their cabins for days at a time. We still get many, many calls from people with water problems. If an owner has a water problem, they must call the Timber Lakes Water Special Services District, not the Timber Lakes Property Owners Association.

Board Reports:

Rob Roueche': He recommended that a time limit be placed on Timber Lakes Building Permits in order for owners to finish their projects and request bond refunds. Rob suggested a 3 year time limit. After discussion, the Board decided to check with Wasatch County about their policy on permit time limits and conform our limits to theirs.

Gifford Ely: Working on compliance issues. Giff has received complaints from owners about properties that have a lot of junk, vehicles and debris piles on their lots. Giff hand delivered letters requesting owners to clean up debris on their lots. Generally, owners receiving such letters have been cleaning up their lots.

Roger Legare: Reported \$60,306 on the accounts payable list. The list will be available in the office for public review. Owners present were also invited to review the list after the meeting.

Rob made the motion to accept the accounts payable list.

Giff seconded the motion. Motion passed.

Gary requested an additional check be made out to Mountainland Plumbing in the amount of \$1,686.22 for pipe repair and electrical parts.

Rondo made the motion to add Mountainland's invoice of \$1,686.22 to the Accounts Payable List.

Mike seconded the motion. Motion passed unanimously.

Mike Durr: Working on various projects, one of which is recycling. Dave Reed, lot 2050, was called on to report his findings to build a structure for recycling. Dave reported it would cost approximately \$4,500 for supplies to build a structure 12 feet deep and 30 feet wide that will look good and comply with the Timber Lakes building standards. Discussion was held. Funding for this project is to come out of the general fund. Matt Meyer, lot 1299, volunteered to do a study comparing the cost of using the County Landfill versus recycling. The board approved Matt's study. Rondo made the motion to proceed with the final planning and execution of the recycle structure for approximately \$4,500. Mike made the second. Motion passed.

Mike is also working with the fire crew who will be completing the wood chipping. As soon as the fire crew gets back from fighting fires, they will work an additional two weeks creating a defensible space around cabins.

John thanked both Mike & Carolyn Anderton for their work in this area. Mike also thanked Bruce Erickson for his help in obtaining the grant to pay for this work.

Ole Smith: We have now received the final Certificate of Occupancy for our new building. The trees around the building are doing well, but they need to be sprayed and fertilized for continued growth. Mike will look into doing this.

The lower emergency firebreak gates going into the Heber Valley Camp have been broken open recently. Ole asked everyone to watch for anyone destroying gates or property and report it to security.

We now have a 3-year agreement with the Camp for a winter snowmobile passage through their property. This is for Timber Lakes owners only and their **accompanied** guests.

Craig Allen: I have had calls about people breeding dogs and having kennels in Timber Lakes. This is against the CC&Rs and operating a business in Timber Lakes is also illegal. Craig will follow up on this and get a hold of Wasatch County animal control.

Craig is looking at options to hire security guards for the night shift.

An owner's bypass gate will cost between \$2,000 and \$3,000, with an additional \$8,000 required for hardware and software. This does not include the installation or the pavement etc. Mike Durr will identify the adjacent property owner so that the Board can discuss this project with that individual.

Craig also reported that he is finalizing bids on a functional security camera system. He is waiting for confirmation from All West that they can install sufficient broadband capability at the new building. Matt Meyer, lot 1299, volunteered to provide the Board with a proposal for getting the current system, which is not functional, to work. He will also provide a cost-benefit analysis of the proposed bypass gate. Matt will submit these items to Craig in one week.

Gary Hume: The Association can obtain the same price for additional installed road base that SunRoc is charging the Water Company for the first three inches. Any property owner interested in paying for additional road base can also arrange with SunRoc for the same price (\$6 per linear foot of road base, spread sixteen feet wide and 3 inches deep). SunRoc will apply the extra base when they are reconstructing roads after the new water pipe is installed.

A group of owners is banding together to purchase magnesium chloride to apply to the road past their cabins in the upper section. They requested the Association allow the water truck to be used to spray the magnesium chloride on their road in the spring. This would provide the Association the opportunity to see the results of a magnesium chloride test on the road without having to purchase the material. A motion was made by Mike to approve the use of the water truck to spray magnesium chloride on the road, paid for by the group of owners. Motion was seconded by Craig. Motion passed unanimously.

Our road crew accidentally pulled the electric line feeding the Heber Valley Camp out of the transformer. It was immediately repaired.

In order to pave Blue Spruce or Ridge Line they must be surveyed and engineered any work starts. A previous Board has already discussed the need to engineer Blue Spruce all the way to the top.

Property Owners' Forum:

Joan Brinkerhoff, lot 1089. Joan requested information on a water well that was drilled in Timber Lakes. This well is legal and has a State permit. The water will be used for outside watering only. The owner paid about \$60,000 in order to water his trees.

Gordon Huetter, lot 407 & 408. Gordon asked for a clarification on propane trucks making deliveries during the winter. Gary responded that propane trucks will be allowed to deliver all winter.

Carolyn Anderton, lot 831. Asked if TLPOA was calibrating its radar gun. Yes, TLPOA calibrates its radar guns

Is the property owner responsible for fines, etc. that are given to visiting guest who are visiting? Yes, property owners are responsible for any fines incurred by their guests.

Ralph Lewis, lot 1041. Requested the board to sign any letter they send out so owners know who is sending it.

Steve Drew, lot 730. Thanked the board for the fine job they are doing.

John Blickenstaff, TLPOA President. Thanked Connie for the work she does for the Association.

A Motion was made by Mike to adjourn. Motion seconded by Ole. Motion passed.

Meeting adjourned at 9:10p.m.

Minutes by Connie Hadley, Office Manager