

**Timber Lakes Property Owners Association
Board Meeting Minutes
November 4, 2009
Wasatch County Senior Citizens Center**

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

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

Rex Gale, Accountant & Office Manager Connie Hadley

Property Owners Present: 7

John reported that Gifford Ely and Roger Legare have both sold their cabins and are no longer eligible to serve on the TLPOA Board. This leaves two vacancies on the Board. Information regarding these vacancies has been posted on the website.

Property Owners Forum:

Terry Wieser, lot 1119, requested a letter from the Board for the County in order to get lots 1119 and 1120 combined. The Board requested he submit his request in writing and Rob will send the appropriate letter. In addition, he asked about a large pothole in the road in front of his property. He stated that a culvert might be needed to take care of the drainage. Gary Hume will take care of this.

Heidi Robertson, lot 983, asked about her bond refund request. The paperwork is complete and Craig will inspect the property this weekend.

Shane Olson, lot 1138, reported that he is interested in applying for one of the Board vacancies. The Board requested he complete the candidate information sheet and submit his resume so his request is formal. John said the Board wants to talk to every owner who is interested in filling the Board vacancies. The candidates will be interviewed and the Board will select the most qualified individuals. The Board will post an additional request on the web asking owners to apply. The application form will be posted on the website.

Connie Hadley, lot 9, suggested to the Board that a new, simplified set of CCRs be written and proposed to the property owners for approval. Mike and Craig are researching this and other options for operating the mountain.

Gordon Huetter, lot 407, asked about progress on the hammerhead turnaround agreement on his property at the end of Rock Cress. Rondo reported that we are waiting to hear back from Wasatch County on a proposed agreement.

Board Reports:

Craig Allen: Reported on the bids received for cameras to be installed at the gate and answered questions. The low bid (\$12,000) includes more equipment and does not use proprietary hardware. One third is to be paid up front — the remainder of is due after the entire system is installed and working. Under the contract, if the system does not work as promised, for any reason, the contractor will remove all equipment, refund our down payment and we will owe nothing. After discussion, Gary made a motion to accept the low bid from Mike Riley. Rondo seconded on the motion and the motion passed unanimously.

Gary Hume: We have proposals for a total of \$7,360 to survey Blue Spruce. Gary suggested we pre-approve the surveying to complete the Blue Spruce project, but recommended we hold off and wait until spring before we authorize anything else, including engineering for the retaining wall. We need to analyze the issues this winter and get a handle on the total project costs before we start any new projects. Gary further suggested that before we authorize any new projects anywhere on the mountain, we do a more complete analysis of the costs and benefits. This will help us make more informed decisions about how we allocate funds before we actually spend the money. The Board agreed. LaMar Hadley, lot 9, asked the Board to consider paving Timber Lakes Drive instead of Blue Spruce. The Board pointed out that owners approved the Blue Spruce route several years ago and owner approval may be necessary to change the route. LaMar asked that the Board consider taking it to the owners again. John also announced that the County has informed us that the road construction being done by the Association on Blue Spruce must be approved and permitted by Wasatch County.

Other Items:

Rex Gale presented the warrant list to the Board for approval. Gary made a motion to accept the warrant and list and post it on the website. A discussion was held, after which Rondo seconded the motion, which passed unanimously.

The Board then discussed the need to be transparent in our financial transactions. The Board decided to post our expenditures on the website each month and asked Rex Gale to produce the appropriate report for posting.

A discussion was held about the Annual Assessment for 2010. Gary made a motion to raise the assessment to \$600. Rob seconded the motion. LaMar Hadley, lot 9, asked the Board to consider raising the assessment the full 10%. Several owners agreed, stating that the Association needs to build the fund to pave the two main arteries. The vote on this motion was two in favor and five opposed, the motion failing.

Ole then made a motion to raise the 2010 Assessment to \$613. Rondo seconded the motion, which passed with five in favor and two opposed (Rob & Mike opposing).

John announced that our monthly TLPOA Board Meetings in 2010 will be held on the 2nd Wednesday of each month, rather than on the 1st Wednesday. The January meeting will be held at the Wasatch County Senior Citizens' Center in Heber City. The schedule will be posted on the website. John received a letter asking why we do not hold all of our meetings in Heber City. He stated that it was important to continue to hold some of our meetings in the Salt Lake Valley because we generally have a larger owner turnout at the Salt Lake meetings than those held in Heber City.

Anyone having problems with water is asked to call the Timber Lakes Water SSD (the Water Company) at 435-785-0125. The Association has nothing to do with water issues.

Rob made a motion to adjourn, Mike seconded and the motion passed unanimously

Meeting adjourned at 9:05 p.m.

Minutes by Connie Hadley, Office Manager