

**Timber Lakes Property Owners Association
Annual Meeting Minutes
July 10, 2010
Wasatch County Senior Citizens Center, Heber City, Utah**

Welcome & Call to order at 10:10 a.m. by TLPOA President, Mike Durr

Board Members Present: Mike Durr, Craig Allen, John Blickenstaff, Gary Hume, Ole Smith, Rondo Fehlberg, Shane Olson, Andy Berry

Employees and Others Present: John Price and Kris Price Accountants, Mike Camper, Road Supervisor, Martha Lackman, Administrative Assistant

Board Members Excused: Rob Roueche'

Property Owners Present: 100

Introduction of Candidates: Craig Allen, Election Committee Chairman

Craig Allen stated there were four candidates as listed on the agenda. Each candidate was given three minutes to introduce himself and two minutes to answer any questions from the members. All candidates' resumes were printed in the most recent Newsletter and were mailed out with each ballot. Three of the candidates, Ole Smith, Shane Olson and Milt Taylor introduced themselves and answered questions. Three remaining candidate, Jim Carroll, was not present at the meeting.

Ole Smith: Ole asked owners to reelect him to the Board.

Shane Olson: I have been assisting the board for the last seven months, but I did not go through the normal election process; I was appointed to the Board to fill a vacancy. My position has been Construction & Compliance. I would like to be here to help the Board make decisions. I would like to hear from lot owners before things happen, rather than after. I think many times people voice their opinions after things have happened and been decided. I would like to get that information before making a decision. I do not take much time with this assignment; I just want to help make Timber Lakes a great place, however I can, and keep it simple. Are there any questions?

Lot Owner: What do you mean by not taking much time to do your assignment on the Board?

Shane Olson: What I mean by not taking as much time is that this position doesn't take as much time as say our President, Mike Durr who puts in around 40 hours per week. Our Vice President of Operations, Gary Hume, who receives many calls every day in regards to our roads. I think it is important to check the mountain regularly to make sure all properties under construction are paying the proper building fees. I think it is an important position. It just does not take as much time as these other guys.

Lot Owner: What is your vision for Timber Lakes?

Shane Olson: My vision for Timber Lakes is keeping it a recreation community.

Applause

Shane Olson: I believe Timber Lakes should be the way it is because that is why we all bought property in Timber Lakes. I do agree we have some improvements to make, but I think it should continue to be a recreation community. Thank you.

Milt Taylor: I have served on several boards in the past across the western United States. I have three platforms:

1. CC&Rs – I think they are important; we all have an asset in the CC&Rs.
2. Assessments, dues and fees. These are governed by our documents. The governing documents are clear in direction. I do not agree with fees unless they are in the documents, or they are voted upon by the membership. I do not think you should have to have a lawsuit to determine fees. We should propose fees and the ownership have the right to vote on these and establish them.
3. Timber Lakes can be a beautiful place. It is the largest Property Owners Association in Utah. We do not want it to look junky. There are things we can do to make it beautiful, if we follow the CC&Rs. I have worked in real estate for the last 30 years, and all I do is recreational property.

Lot Owner: When you say approved by the association, is that approved by the Board, or 2/3 of the membership?

Milt Taylor: What I mean is that if there is an extra fee that is not outlined by the CC&Rs, then we need to have a vote from the members. Or follow whatever is outlined in the CC&Rs.

Lot Owner: In the past the CC&Rs have never been enforced. How do you suppose to enforce them?

Milt Taylor: I hope to convince the Board that they are working for us, and they have the clear authority, and a duty to enforce the CC&Rs. I know a couple of ways to help contribute to that, without placing a burden on the members. I think most members want to follow the CC&Rs. This is where I plan to spend a lot of my time.

Lot Owner: How do we get the temporary containers out of Timber Lakes?

Milt Taylor: There is a method in the CC&Rs that outlines the Board's authority to do that. I would propose that we do whatever the CC&Rs state.

Lot Owner: Some of the CC&Rs are very outdated. Is there a way to deal with those?

Milt Taylor: Of course there is. We have a duty to change them. We just have to convince owners to vote to change them.

Lot Owner: I am concerned with the condition of the roads.

Milt Taylor: The board wants to make our Timber Lakes community nice. The question I would ask is what are the priorities, and are the objectives measurable. We as owners need to know so the employees can know what the priorities are. Then we have a common basis before moving forward. Thank you!

Craig Allen: Is Jim Carroll here? (Pause) No?

Craig Allen: Are there any nominations from the floor for candidates. (Pause) Since there are none on the floor, we will finalize the count of the ballots. The ballot box is located in the back of the room. The ballot box will be collected in about 4 or 5 minutes.

Lot Owner – There was a statement in the newsletter about the ditches and roads, that when the Water Company is done they will replace the ditches. Can you address the issues with our ditches?

Craig Allen: I will refer this question to Gary Hume.

Gary Hume: The Water Company has been good about coming back in and placing ditches along the roads. Some roads have ditches that have not had any for many years. It is a fine line to walk with the Water Company, and Mike Camper walks it every day. Timber Lakes does not have the contract with Sun Roc. The Water Company has the contract with SunRoc. We have to be very careful about crossing that line or we start giving orders. Then they want to make us, (Timber Lakes) responsible for any change orders. We, (Timber Lakes) work on a PR basis with everyone involved. Every Tuesday or Thursday, they all get together; the Water Company, the Engineer, Mike Camper, All West, and SunRoc. They talk about the rights and wrongs of the project. We cannot say one way or other if bar ditches will be done as you like, but we will get them done over time. Mike Camper is really good about getting them to do what needs to be done. It is a difficult situation, because we have no official say in the project.

Lot Owner: The Water Board article just sounded like there was someone to contact, but did not say who.

Gary Hume: All I can say is if there was a bar ditch before, you can call the Water Company, or the Board and they will address that issue. We have pictures of all the roads before they started, and this will help us to address any of these issues.

Craig Allen: We should go ahead and do our Board Member Reports while we are counting ballots.

Board Member Reports

Gary Hume, Vice President of Operations: That article was written by the water board. I hope that the Water Company will finish the water portion of the project by August. Then they have to go to bonding. I think we will spend another year with warranty issues, soft spots in the roads etc. I think my biggest concern is that maybe this project should have been done a bit slower, but that is all behind us now and it was not our decision. In my opinion, at the end of the day, we will lose about \$1,000,000 worth of our historical road improvements. They are only putting back a 3-inch road base, which only lasts about a year. However, we really needed this done due to the water issues on the mountain. Some people did not have water during the winter. The roads will not be perfect for many, many, years to come. Other than that, the other issue that has taken us over two years to work on is Blue Spruce.

Blue Spruce Project: The Timber Lake lot owners that have been using the detour plow route for over a year know that we are working with Horrocks Engineering. We are getting Blue Spruce engineered so we can haul dirt, and hope that the County will approve our project. It may be another year before Blue Spruce is completely open. We need to build retaining walls, plus the large water line that comes down that road. The main water line has to be done before we can begin hauling dirt, do any of the grading, build the retaining walls or address the drainage issues. We would be happy to get the water line in this year, so it may be next year before we complete the road.

Boxwood Project: This road has been promised to these lot owners for years. We have been working on this road for the last couple of weeks. We are using excess dirt from SunRoc on this road. This project should be completed in the next week or so, and hopefully we will have fulfilled the decades-old promise to get this done.

There are no additional major projects to report. We will work on culverts, bar ditches and some of the main asphalt needs repair. We are waiting to get all the SunRoc heavy trucks off the asphalt before we begin this work.

Lot Owner: Does Kip Barnes have much input on Blue Spruce? Is that an issue?

Gary Hume: Kip has some concerns, and we are addressing some of those concerns. I think when we are done with the project everyone will be happy.

Lot Owner: What about re-grading and the widening of that road?

Gary Hume: Blue Spruce has been widening itself for the past 20 years. However, in the last 5 years, just since I have been here, I have not noticed anything. I cannot answer honestly, because I do not know what it looked like before.

Lot Owner: Who made the decision to widen the road?

Gary Hume: I have no idea. That decision was made about 10 to 15 years ago.

Lot Owner: When do you foresee the extension of asphalt?

Gary Hume: That is all part of the master plan going forward. The only paving that should be done are the main artery roads. These include Ridgeline Drive on the west side, and Blue Spruce. These are the only projects I am aware of in the master plan. This was the original plan.

Lot Owner: When will we start to see more blacktop?

Gary Hume: Several years, due to the engineering project on Blue Spruce, plus the drainage issues that need to be addressed. Our issue on Ridgeline Drive is in regards to easements where some homes are. It will be at least 2 to 3 years before we can do any additional blacktop.

Mike Durr: The next report is from security.

Craig Allen, Security: I have to leave early, so we can take questions now if this is ok with Mike. There are four things I want to talk about in regards to security on the mountain.

1. The rippers down at the exit continue to malfunction. We need to make a decision on access. I would like to see a show of hands so that I may get an idea of what our direction should be. We have a choice of keeping things the way they are, or improve the rippers with an industrial set. My concern is that the rippers can be by passed. They can be jammed open with rocks, or wood.
2. We could increase security man-hours at the gate. My concern with that is I really do not want our employees, who are your neighbors, down at the gate at 2:00 am. This then becomes a safety issue. I am not recommending this one.
3. Contract security is another option. It is the most expensive of the options. This would be with a certified security company that would be on site after hours. They would be in either the gatehouse, or patrolling the mountain.
4. A new exit gate. The problem with this is that we would need an agreement with the adjacent landowner to put in an exit gate. We do not own the land on which the current gate sits. We do have an agreement with them, but we would need to get approval from them to place another gate up. Any gate modifications would require another agreement with that landowner. Piggybacking through this gate would not be an issue because you are going out.
5. Our last option is that we could do nothing, and just stick with what we have.

The cost breakdown is:

1. Replace the rippers - \$3000 - which I feel is a reasonable option
2. Exit Gate \$5000 - \$6000 – with approval from adjacent land owner
3. Staffing private security – highest cost

Is this still a priority with everyone? I would like to see a show of hands, if we are we ok with the way things are. Replace tire rippers, a \$3000 expenditure, is this ok with everyone present?

Another show of hands for the additional gate, or the other security options. Wow, this is really close. It will take the rest of year to get all the proposals formalized. I will get them placed on the website, and we will post which meeting we will be voting on this.

Lot Owner: Is there a problem with access after hours?

Craig Allen: Owners with gate remote access are ok. The ones we are concerned about are the people who come in that are not lot owners, and we want to keep them out.

Lot Owner: What about piggybacking?

Craig Allen: That still will not solve the piggybacking problem. This will only be resolved by a fast-acting gate.

Lot Owner: What if they are in front of you?

Craig Allen: The only way to address that issue is someone in the gatehouse at all times.

Lot Owner: Well if I have a sticker I will just ask them to move!

Craig Allen: They may not move even if you ask them. Some people are not as friendly as we would like. We do not want anyone to be injured down at the gate. This then becomes a concern in regards to employee and lot owner safety.

Lot Owner: Would it help if we wrote down their license plate number and gave it to security?

Craig Allen: We have replaced the security cameras so we can capture all license plates coming and going. However, it is hard to tell if someone is piggybacking by looking at the video.

Lot Owner: The new exit gate, how would it open?

Craig Allen: It will only open while you are driving at it. It is a fast acting gate. We just want to make sure there is no back up at the exit gate. We also need it to fail to the open position if we lose power.

Lot Owner: When will the stickers be available?

Craig Allen: We already have the stickers. The stickers will start going out this coming week, two per lot. If you need more than two, we need to see the vehicle registrations from the lot owner. This will allow more control on who gets the stickers.

Lot Owner: What is the process without the stickers?

Craig Allen: We need a valid lot number, and lot owner name from all guests. If it matches up with the owner of the lot, they will be allowed to enter. We are going to try to tighten up a little bit this year. We would like you to pre-announce your guests. The issue is that we do not want to deny access to any lot owners or lot owners' guests.

Lot Owner: When we pulled up yesterday, we just said we are going to our cabin, and they let us in no questions asked.

Craig Allen: Since we are running short on time, please give me a call and description of the security person, and we will address this later.

We are still having issues with the theft of packages from the Mail House. I was told by FedEx if theft continues they will no longer deliver to Timber Lakes. The solution is to have them deliver to the office, just as we did during the holidays last year. The office is now staffed during normal business hours to offer easier access. There will be two addresses to use now. One is the office address, open during office hours only, and the mail house address, which would be the same as now. Alternatively, pay a couple bucks and pick up your packages at the UPS Store in Heber.

Lot Owner: We were charged \$10 by UPS by putting the old Timber Lakes 190 address on a package.

Craig Allen: Really? We did not know about that. I have never heard of that. Thank you.

Applause

Mike Durr: Ole Smith

Ole Smith: I will make mine fast and simple. There are two main things I would like to address.

1. The operational agreement with Heber Valley Camp. I have negotiated a three-year extension with the Camp, for snowmobile access, pending us

- being a good neighbor. Next year, when picking up your snowmobile permits, a letter of agreement, along with a map that shows the route will be included. Heber Valley Camp's concerns are they want to keep all Timber Lakes owners' and their guests on the snowmobile route! We just have to stay on the route for the Camp's security. This is a girl's camp, and last year they had problems with men being places that they should not have been. No one can use the route unless you are a lot owner, or you are accompanied by a lot owner. Heber Valley Camp continues to have problems with security in camp due to cross country riders, people cutting fences down, and riders ruining their property. They want us to help by establishing clear rules about staying on the route, and guidelines with our lot owners. We told them we would continue to work with our lot owners to make sure we abide by the rules.
2. Fire Exit Gates; we will be putting up two more emergency fire exits, with breakaway gates next summer. Someone put a chain on one of the breakaway gates, so we will get that taken care of. These gates are extremely important to Heber Valley Camp and us in case of emergencies or fire.
 3. Fire station, we are making progress there. That is all I have. Any questions?

Applause

Mike Durr: We will hand the floor over to Andy Berry for Fire and Safety

Andy Berry: Thanks for coming today everybody. The Board really does value your input, and encourages you to attend our meetings. It is difficult to make these decisions without you. The issues with fees, and how to generate money to pay for all of the projects we discuss and how to address those issues are important. Please come and get involved. We want to remind everyone that there are no open fires in Timber Lakes of any kind. No fire rings, no fire picnic tables, no tiki torches and definitely no fireworks. We live and play in a high-risk fire area, and we must take all measures to keep a fire from starting. Thank you.

Mike Durr: Shane Olson

Shane Olson: There are two compliance issues:

1. Construction. You have to keep a dumpster, and portapotty on your lot. You need to do what you said you were going to do in regards to your building plans. We are patrolling this. The bond we have in place will help. The County will also help us with this issue as well.
2. Messy lots. If you know any lots that need debris, trailers, etc. hauled away, let me know. We have sent out letters to owners to clean their lots. If they do not, we will clean it for them and send them the bill.

Lot Owner: Has that ever happened?

Shane Olson: Not yet, but there are a few coming up that are getting close. People tend to take these letters seriously. There are still places that still look bad.

Lot Owner: Whatever happened to the suggestion of having a couple lots for parking travel trailers, boats, RV's and the like?

Shane Olson: Since I have been on the Board, I have not heard anything about that.

Lot Owner: It was discussed in the Annual Meeting last year.

Shane Olson: There may be some temporary parking where SunRoc is doing some of their stuff right now, but as far as a permanent storage area, it is not allowed right now. There has not been any further discussion on this since I have been on the board.

Lot Owner: If you are talking about the same lot I am thinking of, it is going to be costly. How are you going to collect for that, by placing a lien on the property?

Shane Olson: that is the only option we have.

Lot Owner: So it starts immediately.

Shane Olson: Well it would not be immediate because we would not know how much it was going to cost to clean it.

Lot Owner: Some of that can get costly.

Shane Olson: Yes and I think that is why we have shied away from that in the past.

Lot Owner: Will you charge the lot owner for that clean up, or will there be an additional fee for that?

Shane Olson: We will charge the cost.

Lot Owner: After SunRoc has completed their project, are we going to have someone drive around and notify them of the debris that is left, and needs to be cleaned up?

Shane Olson: We have not thought about that, but that is a good suggestion, and we will look into it.

Lot Owner: I just want to say that I am grateful that you are taking the position that you are, going after some of this. It is important to a lot of us.

Applause

Lot Owner continues: We are all lot owners and it affects our values. I think it is important. I applaud you for this.

Lot Owner: I have a fire safety concern. Five to seven years ago, we had a bug infestation, so there is a lot of deadfall. Once we get a lot of dead grass around, just one spark and we have a problem. Is anything going to be done about removing those dead trees?

Shane Olson: I am going to give this question over to Mike Durr.

Mike Durr: In the pines, it was a bug infestation. In the oak brush, there were several different things going on at the same time that caused the oak brush to die. What we are doing is, over the last few years with help from Carolyn Anderton, Ralph Lewis and Bruce Erickson; we applied for and got a state grant. We were able to do a firebreak from Boxwood almost to Spurwood. On the west side, we built a firebreak from Valley View almost to West View. We also went to the top of the mountain and did some thinning of the dead aspens in plats 19-21. It is really the responsibility of the lot owner to clear their lots of fire danger. Your homeowners insurance will go up if you do not keep the combustible space around your cabin clear. We are also going to keep the chip pile going. We are not going to wait for the matching grant. We will pay for the cost of the chipper out of Association funds. Please make sure you fill out the Association matching funds form in the newsletter. For each hour you spend clearing trees, brush and grass from around your cabin, the State will match those hours with government worker hours. Those workers will then come to Timber Lakes, help clear away debris, and dead fall, mainly from our common areas.

Lot Owner: What kinds of vehicles are allowed to be parked on owners' lots? What about commercial vehicles? There are lots that look like a commercial or industrial place rather than a homeowner's lot. What are the guidelines about this?

Mike Durr: There are a couple of places to look in the CC&Rs and the By-Laws in regards to commercial businesses within Timber Lakes. One is disproportional use, businesses like drive up real estate offices, or barber shops. It really comes down to commercial use within mountain zoning. We have to come to terms with, and it has to be a consertive effort between our planning department, legal department, and the time we can spend to enforce these compliances.

Lot Owner: Is there a possibility of cleaning out the dead trees at the entrance gate of Timber Lakes?

Mike Durr: From the creek to Lake Creek Drive, there is a 60-foot easement agreement with the landowner. We have to get their permission to go onto their lot and remove even the dead fall.

Lot Owner: Do we know who owns those lots? I would like to negotiate with them to remove the dead wood. It is hard to believe that they would mind that we came onto their land and removed the dead fall.

Shane Olson: We would be happy to look at possibly using some of the grant money to help with that project.

Mike Durr: It is a simple issue of time and money. We would be happy to give you the contact information for this owner, and our blessing of the Association to do so. We are allowed to have sub-committees and we would like to start to build toward these sub-committees helping with these types of issues. We literally spent over 20 hours this week working on other continuing business. I think that using our time to work on the greater, bigger issues is a better way for us to spend our time right now.

Lot Owner: I want to thank all of you for all the work you do for us, and with your permission, I would like to propose to post my lot and phone number, and I would like to organize some volunteers to go talk to the land owner about moving the dead fall up to the gate. Then if you could budget a little bit of money we could beautify the area where the red rocks are by the entrance.

Shane Olson: What he said is that he is going to organize a beautification committee for the entrance area. We will be posting a blog with information on this subcommittee project.

Applause

Lot Owner: What is happening with the Fire Station?

Mike Durr: We will get to that in just a moment.

Lot Owner: Did I understand that we are going to get a chipper this year?

Shane Olson: Yes, and you have probably noticed that the pile is growing fast, so please feel free to bring down your dead wood. We are dumping this year down on the south end of the parking area only. There is no dumping this year at Duck Lake. Dead wood only! No construction materials. The grinder is a local owner, no nails, no roots with dirt. Has to be clean, dead wood.

Mike Durr: We will now give the floor to John Blickenstaff for finances.

John Blickenstaff: I want to mention that All West is laying fiber optic cable. They will have the hardware for that upgrade by the end of September. This means anybody below Blue Spruce would be able to get real Internet and cable TV at that time. They hopefully will be up Blue Spruce by end of year, but is contingent upon the work SunRoc is doing. I just want you to know All West is working on it.

Lot Owner: What about the phone lines hanging from the trees?

John Blickenstaff: You need to call and ask them to come and bury it. I also want to mention that Rob Roueche' is out of town due to a death in his company. Also, keep in mind that his term will be ending today. I want to thank the election committee, accountants, and Martha and Cliff Lackman. We know that some of you had to stand in line this morning, and we would like to apologize for that. We really appreciate the property owners who volunteered to be on the election committee, and we thank you very much.

One comment on the CC&Rs. Any board anywhere operates slowly. We are not a full-time board, so it takes some time to figure out some things. We appreciate your patience, and your support. In order to enforce the CC&Rs, and in order to update these CC&Rs, we plead with you to vote. It takes 2/3 of the membership to approve in order to change anything with the CC&Rs.

We passed out a rough draft of the annual income statement. There are some things missing and some weird categorizing. Our primary revenue comes from assessments, finance charges and late fees. You can see that these assessments come from 1,532 lots. On the expense side, our largest expenses are payroll, road maintenance and legal. Those are the three biggest expenses.

Insurance is an expense that will continue to go up as we get adequate coverage in place. Security and utilities cost runs about equal amounts.

On the balance sheet, there are no contingent liabilities. We need to set aside funds for some contingent issues that may come up. We do not have those, but we will. On the balance sheet, we are carrying as an asset \$1.3 million for road improvements. That is something that we probably do not want to carry on our books. We will do a prior year adjustment and take that off. We want to get this balance sheet cleaned up. We want to make our assets something that we can take inventory of, like trucks, buildings and pieces of equipment. Things that makes sense. This balance sheet is mostly inherited. We have been working for a couple of years now trying to reconcile our accounting records. We are doing a good job on the income statement. We have found a few coding issues like the one we found this morning, but the asset side is a little harder to figure out because there are no detailed records. What we have for example is that

someone went to the bank and deposited \$15,000, but there is no record of what it was for or from whom it came. Unless we went back ten years and asked everyone to send us their cancelled checks, we have no way of knowing for what the deposits were made. There is no way to clean that up. Therefore, we have done the best we could, and we will go in and do some prior year adjustments. This will be the year that we finally will be able to take our financial statements out to a third-party accountant and get an audit.

Lot Owner: How many lot owners are not paying their dues?

John Blickenstaff: We are putting together a list of our 75 biggest offenders, and we will proceed with foreclosure. We are going to look at those on a case-by-case basis. It is easier to foreclose on a lot. If it has cabin on it, we will have to review, and see how we want to proceed. You and I are subsidizing these people and it is not fair.

Applause

Lot Owner: Is there any reason for the dues to keep going up 10% almost every year. I am concerned because the economy is not going up 10% per year, or at least tell us why.

John Blickenstaff: I assure you we take a very serious look at all those issues. We have not made a decision on whether the dues will increase next year. There is sympathy on the Board about being careful with other people's money. We typically discuss that between now and November. Any one of you is welcome to give us your input. Email or contact the board with your feedback.

Lot Owner: Have any decisions been made about the fees that have now been rescinded?

John Blickenstaff: This fiscal year the decision has already been made.

Lot Owner: So nothing could be done?

John Blickenstaff: That is not correct. There was a resolution passed in a previous meeting to refund the trip generation fee for this fiscal year that ended just a few weeks ago.

Lot Owner: So I can expect a refund?

John Blickenstaff: Yes, if you paid your fees within the past fiscal year.

Lot Owner: Do you have a budget? Is there a budget?

John Blickenstaff: The minutes do not reflect all the discussions that go on between meetings. As of July 1st this year, we will be operating under a budget. There has been a rough budget in place.

Lot Owner: So no budget for the last two years?

Mike Durr: Keep in mind when we came onto the board there was not even an accountant. Now that things have been cleaned up, we can see where our money is going. We have not found any wrongdoing, but we now have an understanding of where our money goes, and where it comes from. We feel like we have made great strides.

Ole Smith: We have spent much less than we received. We are looking to the future. No one knew how much was spent on the roads, no one knew how much was spent in the office. We now have an understanding of that.

Lot Owner: Are you saying that we did not have an accountant?

John Blickenstaff: We had a bookkeeper without a CPA license. We inherited two sets of books. One set with only income, one set with only expenses. The two sets were not reconciled with each other. Everything was done on spreadsheets. We could not reconcile anything. Bank statements were not reconciled for five years. Rex Gale spent the entire year, last year, trying to reconcile everything.

Lot Owner: Will the fiscal budget be on website?

John Blickenstaff: Yes.

Lot Owner: I recommend that we do not raise our fees, and do not go to court, if you can work that out.

John Blickenstaff: A vast, but maybe a silent majority of people are supportive of our efforts.

Lot Owner: The trip generation fee, plan review fee and the construction bond fee. In the newsletter, two of those have been rescinded. What exactly is the construction bond fee for?

John Blickenstaff: These fees are used to restore any damage to our roads from construction.

Lot Owner: How does that differ from the Trip Generation fee? I am talking about the Construction Bond fee.

John Blickenstaff: That is to make sure you comply with CC&Rs while you are building. If you paid your fee after July 1st last year, you will be refunded the trip generation fee, and the plan review fee. The previous fiscal years are still under consideration.

Lot Owner: What does the construction bond fee represent?

John Blickenstaff: In the interest of time, I will get with you after the meeting to discuss this further with you.

Mike Durr: I am going to give up my time to our county commissioner, Neil Anderton.

Neil Anderton: I am working closely with our county attorney on the fire station for Timber Lakes, and he believes we are on target. The County Attorney has done his work, and Mike has turned over the warranty deed. Everything looks good. The only thing that we need to address is that we want access to the common land, so when fire trucks go out, they can come back in from the back of the fire station. The impact fees that we all pay, this is where that money going. I think we are on track. Plans are drawn; it is a very simple but functional building.

The other thing is the nightly rentals. There are certain restrictions. What we have is an ordinance that was drafted with the approval of the Board, with restrictions and conditions.

On Blue Spruce, things look good, and the road needs to be done. The reason work stopped was that it was unsafe. Things are going forward so we can get the water line in.

Reverse 911, now comes thru the County. The County has taken over this \$4,000 expense that used to be paid for by the Association. It is only available for your cabin's landline. Thank you.

Mike Durr: I give the floor to Barbara Meierhofer, director of our Emergency Response Team.

Barbara Meierhofer: I am the director of the Emergency Response Team. We are a group of volunteers and your neighbors. We help out when 911 is called. Our primary purpose is to provide first response level care until the advanced medical personnel arrive. We have been around since May 2006. We have been called out 68 times in the last four years. We can be there between 2 – 10 minutes. These volunteers have taken their personal time to become trained. We could not offer this service without them. If you need us, please call 911. That is how we are dispatched. Please post your lot signs so we can find you! This is extremely important in times of emergency. We need to be able to find you! Lot signs need to be visible from the road. We always need volunteers.

Join us. We train right here, and there is no charge. We need enough people to cover a 24-hour per day, 7 days per week schedule. If you cannot volunteer, then please donate. It helps us to train and buy our equipment. I will now turn over the floor to our EMT, Darrell.

Applause

Darrell Sparti: Thanks to everyone for your donations last weekend during our fundraiser. We do not have to do this annually; it is usually every few years. We are self sustaining. We do not get money from the County or the Board. I just want to express my appreciation to all the responders who helped at the gate last weekend. Every year I report on tragic events. Four of the six this year were ATV accidents. Please keep in mind that moving a patient can be dangerous. Please call 911, and let us help you! Wasatch County is rated the #1 emergency service community in the western United States!

Applause.

Barb Meierhofer: Any questions? Thank you.

Mike Durr: We will now hear a proposal from Tom Metcalf.

Tom Metcalf, M.D.: I have attended a number of board meetings, and I think this Board has done a tremendous job. Please stand and give these guys here a round of applause.

Applause.

Tom Metcalf: I want to speak briefly about ATV's and the damage they have done over the years to Timber Lakes. As an Association, we have the power to deal with some of these issues. Please refer to the newsletter article, Ole Smith wrote back in 2009, which speaks of this very well. I propose to the Board to pass rules that state that no OHV can be driven off any roads in Timber Lakes. I propose that we post signs everywhere. There is a problem with ATV's not driving safely or legally in Timber Lakes. I will donate \$500 towards these signs. They should say something like, "No motorized vehicles allowed." We all know that security cannot be everywhere at once. Our parents will have to teach their kids that they cannot go off any of the roads. I do not know if we have to bring this to a vote. I would like to see a regulation that states, no off road vehicles, *off* road.

Lot Owner: What do we do when we see little kids with no helmets on?

Mike Durr: There was a horrible accident the other day on Lake Pines. We will have to refer to the attorney and CC&Rs to getting something enforceable. We do post signs stating that everyone under the age of 16 must wear a helmet.

Concluding: Mike Durr: We will address the rest of the questions after the meeting.

The votes have been counted. Ole Smith, Shane Olson and Milt Taylor have been elected to the Board.

Applause

Mike Durr: Offered the oath of office for Ole Smith, Shane Olson and Milt Taylor.

The meeting adjourned at approximately 12:40pm

Minutes provided by, Martha Lackman, Administrative Assistant