

Timber Lakes Property Owners Association
Board Meeting Minutes
March 9, 2011 – 7:00 pm
Wasatch County Senior Citizens Center – Heber City, Utah

Conducting, Welcome & Roll Call: Craig Allen

Board Members Present: Shane Olson, Milt Taylor, Rondo Fehlberg, Ole Smith, Andy Berry

Board Members Excused: Mike Durr, Gary Hume, John Blickenstaff

Employees and Others Present: Kris Price, Accountant, Martha Lackman, Administrative Assistant

Property Owners Present: 22

Craig Allen, President: Welcomed everyone and conducted roll call. Deferred approval of the February minutes to next month's meeting.

Rondo Fehlberg, Legal- Discussed the problem with short-term rentals and how we are trying to enforce our CC&Rs.

Milt Taylor, Treasurer – Discussed the progression of collections, and the court process. The balance sheet audit is complete. Copies will be available in the office, and we will have John post to the website.

Craig Allen, President – Discussed our insurance renewals, and insurance bids put out by our broker.

Shane Olson, Vice President of Operations – Discussed the Blue Spruce project. We will be putting out bids for asphalt paving on our main roads. Shane told owners that March and April are the worst time of year for our roads. Shane made a motion to approve the construction bond rate schedule options. There are two options, you can still do the \$3 per square foot, or you can get a bond through a bonding company. The bond rate schedule would be as follows: garages - \$10,000 bond for \$225, less than 3000 square feet - \$20,000 bond for \$450, over 3000 sq feet - \$40,000 bond for \$900. Shane pointed out that these costs are only approximations; the bonding company will determine the exact cost. The Association's insurer will provide bonds for credit-worthy owners. The bond schedule includes anything unfinished. No charge for decks. Craig seconded the motion and opened for discussion. Milt is opposed; he prefers one bond amount to cover everything. This would be easier for accounting. Shane opined that we need a graduated schedule to cover larger projects. The bond is an option for owners who do not want to put up a cash bond of \$3.00 per square foot. With a cash bond, owners get everything refunded except the \$20 filing fee, unless there is damage to the

Common Area, roads, etc. With the insurance bond, the Association will still charge a \$20 filing fee, but the cost of the bond goes to the bonding company and nothing is refunded. Craig explained that approval for the bond is based upon credit rating. Rondo suggested rolling everything together and letting the contractor do the bond. The original motion passed with one board member voting no.

Ole Smith, Plan Approval, Heber Camp Liaison, Wasatch County Liaison, CC&R Compliance- We have started to receive building plans for this building season. He stated that owners need to go online and submit plans to our office electronically.

Craig, for John Blickenstaff, Secretary – Next month’s meeting will be held here at the Wasatch Senior Citizens Center. We also have three board vacancies and he encourages our members to apply to serve. You can go by the office and pick up your application or pull it off our website.

Craig for Mike Durr, VP of Administration, State Fire Liaison – The update on the Fire Station is that it is still a go.

Warrant List – Milt asked about a \$20 fee, and was told it was for the rental of the building for our meeting. Craig moved to approve the warrants, Milt seconded, and the list was approved unanimously.

Public Forum:

The Open Space Committee discussed their survey results as to what our members wanted us to do with open spaces. The owner survey showed the following priorities:

1. Summer Use
 - a. Hiking
 - b. Nature loop walk
 - c. Pond or lake shore explorations
2. Winter Use
 - a. Sledding
 - b. Snowshoeing
 - c. Snowmobiling
3. Top amenities requested
 - a. Docks
 - b. Picnic areas
 - c. Playgrounds
4. General requests were for
 - a. Hiking
 - b. Keeping things natural
 - c. Fishing

With this data, we can formulate a master plan. The committee decided to look at the areas around Duck Lake and Jones Lake for a possible hiking area and common use

area due to their central location. The committee would like to come to the board for a budget for signage to help designate these common areas. We will also begin to develop our master plan ideas so we can present something to the members in July. There was discussion about the fishing rights on Witts Lake. Shane stated that we would like to stock our lakes, with the knowledge that they would need to be re-stocked every year. Milt thanked the committee, and that we need an approved budget from them by June 1st. Milt reminded them that we are looking for a master plan for the course of the next five to ten years, along with a budget so we can have a broad view of our plan.

A lot owner asked about the moving of Acorn. Craig stated that we had our legal counsel look into moving Acorn back in the fall, and we found this to be somewhat of a private matter. The developer put in the road, and the County approved it. The road has been there since 1970. Everyone in TL has a prescriptive easement over that road. Shane said that we agreed last fall to allow all owners on Acorn, as long as they were all in agreement, to move the road at their expense. Shane said he would check with the County to see if any plans have been submitted.

A lot owner asked about the noxious weeds in Timber Lakes. Martha stated that she had just attended a meeting with the County to address this issue. This owner has volunteered to help. Craig asked that we place this issue on the website.

There was discussion about what will happen with snowmobile access after Blue Spruce is asphalted. It was stated that there is a ten-foot easement that could be used for snowmobile access.

A lot owner stated he had found the carburetor, plus the labor, for the groomer for \$600. Shane requested that the owner give Mike Camper the part information for the groomer. The owner asked that Mike give him a call.

A lot owner asked that we put in a budget request for a groomer for next year.

Rondo moved to adjourn the meeting and Shane seconded the motion, which passed unanimously.

The meeting adjourned at approximately 8:50 pm

Minutes provided by Martha Lackman, Administrative Assistant.