

Timber Lakes Property Owners Association
Board Meeting Minutes
April 13, 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, Ole Smith, Gary Hume, John Blickenstaff, Mike Durr

Board Members Excused: Rondo Fehlberg, Andy Berry

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

Property Owners Present: 28

Craig Allen, President: Welcomed everyone and conducted roll call.

Minutes - John made separate motions to approve the February and March minutes as previously distributed. Both motions were duly seconded and passed, unanimously.

Gary Hume, Security - Discussed the issues with owners pushing the gate open with their vehicles. He reported that with our cameras we could now identify, and prosecute, those who are breaking the gates in this manner. The County Sheriff will charge them with trespassing and vandalism. The County will impose a \$600 fine on those caught. The fine proceeds will be given to the Association and will be used to replace broken gate parts. Gary also discussed the danger of parking on Timber Lakes' roads. There was a discussion about imposing a \$50 additional fee to cover Timber Lakes costs related to towing. Gary made a motion to impose the \$50 fee and Shane seconded. Milt stated his opposition. The motion passed with six in favor, and one opposed.

Mike Durr, VP of Administration, State Fire Liaison – Mike updated the Board on the Fire station, which is still a go to start building. Craig said that he would talk with the County about combining the fire station with our first responder team.

Warrant list – Gary asked questions about the rising snow blower repair costs. Shane answered those questions. Gary moved to accept the warrant list and John seconded. The motion passed unanimously.

Craig Allen, President – Discussed our insurance renewals and costs. Discussed the roads rebuilt by SunRoc. He wants to make sure that the roads that did not get rebuilt get road base this year. He also discussed culverts and our drainage issues across the mountain. Craig asked Shane to investigate the warranty with SunRoc and make a claim if needed. Craig would like to purchase a scanner for security to use in

conjunction with the first responders. Craig asked for a \$300 budget to link security with the County so that security will be aware of any emergencies. Security will alert the road crew so if they need to plow they can do so. Craig made a motion to buy the scanner equipment and John seconded. The motion passed unanimously.

Milt Taylor, Treasurer – Discussed collections. We have collected about half of the money that was delinquent when we started. He reminded everyone of the collection process and that if not paid within the thirty-day period following the March 31st due date, you will incur additional fees, including the possibility of a collection letter from the attorney. We will proceed to small claims court if not paid. The audit of our balance sheet has been completed and the results are posted on the website. Milt also spoke about considering a lock box at the bank to process all payments to Timber Lakes. The Board approved this and discussed not accepting cash in the office or at the gatehouse.

John Blickenstaff, Secretary – Our annual meeting is coming up. We are making a plea for owners to consider becoming a candidate for the Board. We have three positions open. John reminded everyone about the solid waste bill from the County. Each owner has received the bill and it is due by May 16th. The bill also contains three free passes to take items to the solid waste disposal facility for spring cleanup.

Shane Olson, Vice President of Operations – This is the worst time of year for roads and this is the worst condition in which we have seen our roads. We will have to add a lot of road base this year. Shane apologized for the road conditions and said as soon as things begin to dry out, we will start working on them. He stated he felt like some of the problem is the compaction failure from when SunRoc worked on the roads during the water project. Shane made a motion for a budget of \$60,000 for road base, which Gary seconded. Milt opposed and said we do not have the money. Shane stated that he did have about \$17,000 left over in his budget that he may use to purchase some road base, but will need more. It was suggested he use the remaining budget and come back with another request for the next fiscal year, which starts July 1. Shane withdrew his motion. There was discussion of getting the drainage completed on Blue Spruce. Shane stated he met with the County in regards to the Blue Spruce project and the County wants a commitment from Timber Lakes that we will complete this project, treat all owners the same in the process, and address the ponds and drainage issues. The county wants a special meeting with the Association by the end of the month.

Open Spaces - The Open Space Committee presented the results of their survey for Common Area use and proposed a draft Master Plan. The Board expressed its sincere appreciation for all of the work of the Committee. Their presentation will be summarized on the website and we will continue to solicit owners for comments and input.

Public Forum:

A lot owner asked about lot combinations. He stated that he had combined his lots with the County last year, and wanted to understand why he still had to pay the \$613 for each lot.

Gary stated that the policy of not allowing lot combinations for purposes of eliminating a Timber Lakes assessment was implemented four years ago by a previous board. Milt said that the Board had been discussing this policy and a possible change. Although it has been discussed, the Board has not made any decisions yet. Milt said we should place it as an agenda item for next month and asked the lot owner to send him an email stating his reasons for changing the policy. Craig stated that we would put it on the next executive agenda to begin the discussion

A lot owner wanted to discuss nightly rentals and asked the Board why it would not approve them. Mike said that it is a County legal issue, not a Timber Lakes issue. If 2/3 of the owners want to authorize short-term rentals, they would need to:

1. Either get the County to rezone Timber Lakes or else get a neighborhood agreement with 2/3 of the owners for a zoning variance.
2. Amend the Timber Lakes CC&Rs to specifically allow short-term rentals (which would require a 2/3 vote from the membership).
3. Obtain a business license from the County.
4. Ask the County to exempt Timber Lakes from the Wasatch County nightly rental ordinance.

Mike said if you are willing to do these things, we could consider this and place it before the owners for a vote. A lot owner pointed out that if we officially support short-term rentals in Timber Lakes, it would have a serious negative impact on the ability of non-renting owners to obtain financing to mortgage a cabin purchase. Lending institutions typically require 40% down and a higher finance rate when a neighborhood turns into a rental area, compared to owner-occupied housing,

Mike moved to adjourn the meeting. Gary seconded the motion, which passed unanimously.

The meeting adjourned at approximately 9:05 pm

Minutes recorded by Martha Lackman, Administrative Assistant.