

**Timber Lakes Property Owners Association
Board Meeting Minutes
May 11, 2011 – 7:00 pm
Wasatch County Senior 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, Rondo Fehlberg, Andy Berry

Board Members Excused: Ole Smith

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

Property Owners Present: 30

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

Warrant List: Craig made the motion to approve the warrant list, Gary seconded. The motion passed unanimously.

Craig Allen, President - Discussed insurance renewals.

Mike Durr, VP of Administration, State Fire Liaison, - Mike stated that the fire station is still on track. Open Space Committee comments were welcomed and the survey was discussed. Milt stated that there were two recommendations that were not addressed, ATV riding and sledding, the two highest response items, and should be addressed. Jeff said that this plan is a rough draft, and there were insurance issues involved. Barb stated she needs direction in helping implement the plan. Milt stated we had hoped to have the master plan so we can put it in the upcoming budget, and would like to see it affirmed in the annual meeting. Mike stated that signage is extremely important in letting owners know where the common areas are located. He also stated that we should not wait until next year, and go ahead and move forward with parking areas, and picnic tables. It was recommended that we place the survey along with the recommendation on the website. We should send out email blasts stating that we would like feedback and comments in the annual meeting. Craig said he could help with the sledding insurance issues.

Gary Hume, Security - We will be replacing some parts of the gate which have been damaged with the gate being pushed open. You may notice the gate standing open during the replacement process. We had a truck hit the gate house last week with no major damage. It was decided to re-open the wood pile, Friday, May 29th thru Labor Day.

John Blickenstaff, Secretary – Made a motion to approve last month’s minutes, Andy seconded and it passed unanimously. John encouraged everyone to sign up for the web email alerts. We are now set up in Salt Lake for our next meeting, June 15th at 7:00 pm, the third Wednesday. There was discussion to revise the description of what an owner is subscribing to when registering on the website. An owner suggested calling it Email Alerts rather than Board Blog. It was also suggested that the Newsletters be posted on the website.

Milt Taylor, Treasurer – Collections are moving forward, and we just invoiced late fees. The attorney will be contacting owners still outstanding in June. This year we have 209 delinquent owners compared to last year when we had 373. He discussed the budget, and the state mandated Capital Reserve funding. Gary motioned to accept the budget, Mike seconded, and it passed unanimously. Milt made a motion to approve a processing center for our payments. It costs about \$220 per month. The lock box would be located out of state. Mike asked about a local provider. Milt motioned to utilize a lockbox, with a local provider, and only if beneficial for the association. John seconded, Shane opposed.

Shane Olson, Vice President of Operations – We are beginning to grade all the roads. Shane stated that Blue Spruce will be graded twice a week, and Ridgeline will be graded once a week. The road crew will be spending two days per week maintaining the roads, and two days a week putting in new culverts. We will be placing road base on the new roads, and anywhere else needed. We had a bid for asphalt and Shane is predicting \$20,000 to repair all the damage we have. Craig discussed the Blue Spruce project, and stated that there will be an article in the newsletter. We did approve to have an appraisal of the property done. Shane stated that the final design is close, and that the plan from IGES contains mainly slopes. Craig would like to have a proposal to present at the annual meeting if we have not gotten resolution. We also have a fishing management plan that was submitted this week.

Public Forum:

Lot Combinations – Rondo stated that the bylaws clearly state that assessments will be uniform for each lot, and each lot will have one assessment. John stated that any lot combination since 2008 was done in writing to the county, and stipulated that although you are combining your lots with the county, this does not eliminate the Timber Lakes assessments for both lots. Milt said that with 111 multiple lot owners, the budget impact would be about \$82,000 per year. It was decided to continue this conversation in the next meeting in Salt Lake.

Gary moved to adjourn the meeting. Mike seconded the motion and it passed unanimously.

The meeting adjourned at approximately 9:00 pm

Minutes provided by Martha Lackman, Administrative Assistant.