

**Timber Lakes Property Owners Association
Board Meeting Minutes
September 14, 2011 – 7:00 pm
Wasatch Senior Center, Heber City, Utah**

Conducting, Welcome & Roll Call: Craig Allen

Board Members Present: Gary Hume, Shane Olson, Rondo Fehlberg, Gordon Huetter, Theresa Gubler, Rex Gale

Board Members Excused: Mike Durr, Milt Taylor

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

Property Owners Present: 19

Craig Allen, President - Roll call and welcomed everyone.

Warrant List: Rondo moved to approve the warrant list. Rex seconded the motion. The motion passed unanimously.

August Minutes: Rondo moved to approve amended August minutes after Shane, and Gary have reviewed.

Rondo swore in Theresa as a member of the Timber Lakes Board of Directors.

Board Reports

Craig Allen President - There was discussion of a fence on Lot 1950. It was decided to go back to Mr. Durant, lot owner, and have him submit a written proposal.

Gary Hume, Security, Gate - Gary asked about the Fire Station. Craig said that Mike Davis is to talk with Ernie Giles and find out status. Gary said that the newest camera in the mail house just went live today. He discussed snowmobile permits, policies, and fees. The permits are \$10 per unit, and we also have three day permit for \$10 available for visitors. He asked the board to re-confirm. Rondo motioned to approve, Shane seconded, and the motion passed unanimously. All cameras are now up and running. There is a mag-lock on the gate which will help prevent pushing. We have invoiced two owners who previously pushed the gate. Our gate house got moved again by a Sears Box Truck. Gary discussed placing post outside the gate house to help prevent further damage.

Gordon Huetter, Cabin Plan Approval, Heber Valley Camp Liaison, Wasatch County Liaison, CC&R Compliance - Gordon discussed revisions that need to be made to the architectural documents. It was decided that they should make changes and be ratified at the next meeting. Craig clarified that the performance bond has to be renewed every year. Shane discussed the road excavation bond. Gordon presented a proposal for a snow groomer. It is a used one from Sun Valley and is \$18,250 plus freight and tax. Mike and Gordon looked at it yesterday, and it is in great shape. There was a discussion on whether or not it would pay for itself, and was decided that it would help to keep everyone on the trail along with our privileges with Heber Girls Camp. There was also discussion about hiring someone to run the snow groomer. Craig asked for a comparison price for snow groomers, as well as a budget for the groomer. Gordon stated that he paid over \$25,000 for his. He said that he has already had an offer of \$2500 for our old groomer. It was decided that with the permits sold we could have the groomer paid for in a little over four years. Gordon motioned to approve, Shane seconded, and the motion passed unanimously. There was discussion to put in new markers along the trail before Thanksgiving.

Rex Gale Accounting - Rex discussed upgrading our accounting system. He discussed purchasing a new quick books system that would support the amount of data support we need. Craig recommended that we purchase the annual maintenance fee to receive all the upgrades when they become available. Craig motioned to spend \$2500 to upgrade our quick books accounting system, Shane seconded the motion. The motion passed unanimously.

Shane Olson, VP of Operations Roads, Water Company Liaison - Shane stated that the reason Blue Spruce is hammered is because the water truck has been down, due to the credit card being declined. Kris said that the way the control account is set up that even if we send in our payments, unless they are received before date of invoice it is not credited to the account until the following billing cycle. Craig stated that we should talk with Tanner about this. Shane said that the road crew is working on crack sealing, and the shoulders of the main roads. He also discussed rip rapping our ditches. He stated that he was able to get some free loads of crushed rock that he found available which will save us \$12,000. He stated that they will be grading all our side roads. Our biggest complaint in winter is the berm left in front of driveways. He suggested that we repair our snow blower conversion which will cost around \$27,000. Shane said we spent more than that last year repairing it ourselves. He suggested we use only the snow blower on the upper mountain. We would keep the grader off the upper mountain which would save us money on our lease. Shane amended the motion to include a written contract for repair, insurance, and transportation to get the snow blower repaired. Gordon seconded. The motion passed unanimously. Gary asked about culvert replacements. Shane said that after the crack seal project they will be moving on to the culvert project.

Theresa Gubler Secretary, Newsletter – Thanked Dave, and Martha for their work on the recycle shed. There was also a call for volunteers to help finish. Theresa spoke

about the noxious weeds, and that the newsletter will be coming out soon. She stated that there will be a committee that will be assigned to the recycle center to help with the upkeep and maintenance. We will have a sign posted when operational.

Rondo Fehlberg Legal Issues, Annual Meeting – Rondo discussed Witt's Lake. He said they are trying to figure out alternatives for fishing in more accessible lakes. There have been suggestions of stocking Jones Lake and proposals for controlled access for Witt's Lake fishing, which is extremely limited. This is still a work in progress.

Public Forum

Lot owner asked about a fee for ATV's. Craig stated that if there were a service offered in return then yes we could charge a fee. We do ask that they be registered for safety purposes. The permits are to remain free.

Theresa said that the common area committee has been budgeted to provide signage around the community. She said there may be a need for more signage to designate private property. Craig stated that we have approved the budget for everything needed to support the common area committee budget.

Kip Barnes - Discussed Blue Spruce and had heard we had spent over \$30,000 surveying it. He said that hubs and tacks were removed from the surveys he had done, and he needs a survey in order to establish a starting point. Shane said that we are within our road right of way. Kip said he was not sure about Shortcut. Kip stated that the county said that you had to survey Blue Spruce from top to bottom and he felt the bottom had not been done. Shane said that the engineering did go all the way to the bottom of Blue Spruce. Kip said he has not seen drawings it does not show the slope, or encroachment. Shane said he would show him. Jack Yoho said that the Horrocks plans are incomplete. They are not dated, does not mark power lines, and felt these plans are unrealistic. Shane said he showed the plans to three different contractors and they understood them perfectly. Jack said that the plans are not specific enough. Kip said he felt that on Shortcut you are encroaching by 60 feet. Shane said that we do not expect to have UDOT plans for Blue Spruce. Jack said that it was a professional who reviewed his plans, who happens to work for UDOT. Shane said he has been trying to work with both Kip, and Jack and do all the things requested. Shane stated that there was nothing to engineer down at the bottom of the slope, but culverts and catch basins. Shane said that stakes need to be in place before a contractor comes in to do the work. Kip wants the markers that were removed, replaced. Shane said that Horrocks will come up and replace them because they have already been paid to take care of that. Gary said that Shortcut was completed with Kip's and the church's approval. Craig and several members of the board stated that this was the first they had heard anything about Shortcut. The plans have been presented to the county several times, along with their recommendations. We made those changes, and they gave us a letter stating we could move ahead with the road.

Shane said that every time we get things done, we come back with them done, and you guys want more things done. We have kept you informed with everything in regards to our progress. Craig stated that most of us are not involved with this project, and will speak on Shane's behalf, and he did hire Horrocks. We made a decision to follow decisions based on what Horrocks told us. We feel like now we are being pushed back yet again. Jack said that we have trespassed on his property. Craig said that this is not personnel. The people who did that project did have a survey done, and under the guidance of that surveyor.

Shane moved to adjourn the meeting. Gary seconded the motion, the motion passed unanimously. The meeting adjourned at approximately 9:02 pm

Minutes provided by Martha Lackman, Administrative Assistant.