

**Timber Lakes Property Owners Association
Public Board Meeting Minutes
November 9, 2011 – 7:00 pm – 9:00 pm
Wasatch Senior Center – Heber City, Utah**

Conducting, Welcome & Roll Call: Craig Allen

Board Members Present: Gary Hume, Shane Olson, Rondo Fehlberg, Gordon Huetter, Rex Gale, Mike Durr, and Milt Taylor

Board Members Excused: Theresa Gubler

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

Property Owners Present: 18

Craig Allen, President - Roll call and welcomed everyone.

Warrant List: Milt requested a check for a new bill from Epic Engineering for one thousand four hundred twenty six dollars for the first phase of the Forest Access project. Milt moved to approve the warrant list, Rex seconded, the motion passed unanimously. Gary questioned the purchase of a stud machine. Shane explained that this will enable us to stud our own tires for our equipment, and save us money.

Board Reports

Craig Allen, President - The board has decided to start a Work Session at 5:30 pm that will be open to our members without public comment. We want members to know that they are welcome to sit in on these working sessions. Craig stated that this is the meeting that we discuss the assessments for 2012-2013, and opened the floor for discussion. Rex said that he ran for the board on the platform of not raising the assessment. We did have a positive cash flow of nine eight thousand dollars even if it did go to the Capital Reserve fund. If we decide on a project he feels, we should add a special assessment rather than raising the assessment. Mike stated that his thoughts are similar to Rex. He feels that those on the lower mountain do not have the same views as that of the upper mountain about paving Blue Spruce all the way up. Craig said that his views have not changed, and he still feels that it is unfair to raise the assessment for those who are paying their assessment on time. If all assessments were paid we would have plenty of money to do all these projects. Milt said he was conflicted on this. We have one hundred eighty five delinquent owners. That is only about ten to twelve percent of our owners. If there are projects we want to engage in, and we raise the assessment by ten to thirty dollars, and we had a ten-year plan we could get all projects funded. I am opposed to special assessments. Craig said he would leave as

they are because we know we have enough to operate, and we have enough to do the Blue Spruce project in the Capital Reserve fund. Milt said this fund cannot be used for Blue Spruce. The Capital Reserve fund is a replacement fund only. It is fully funded and is a living document. Blue Spruce has to come out of our operating fund. Owner stated that it is an outrage that not one project has been completed. Back in 2000 or 2001 the membership raised the assessments from two hundred dollars to over four hundred dollars, with the intention that Blue Spruce would be completed, and all the roads would be widened. Unfortunately this obligation has not been fulfilled. We are unfunded to be able to fund these projects. Rondo said that we need to strategically plan, and have our funding in place and do these projects incrementally. There have been commitments that have been made. Gary said that given the fact that we have forty miles worth of roads that we maintain on six hundred thirteen dollars per year we do well in comparison. Blue Spruce will continue to cost us money until it is repaired all the way to the top. Shane said just this year on Blue Spruce we have spent well over one hundred thousand dollars in maintenance. Craig said we must decide tonight. Milt said one concept we may want to consider is raising them around five percent, or thirty dollars. Another would be cut back an equal amount say, fifty thousand dollars and fund a future project in an escrow account. This would require us to pull together a master plan. Shane said the only thing wrong with a ten-year plan is that board members come and go. Why raise the assessment and say here is a ten-year plan. Craig said that he is opposed to the increase, but we really do not want to decrease services. Shane said fuel is up, and some costs go up.

Mike Durr, VP of Administration, State Fire Liaison – No update on the fire station. Due to the Jordanelle fire station project, the county has become cash strapped. There are some huge things going on with the county. Craig asked do we take back the property. Mike said no. Craig asked about the impact fee money that was set aside. Ernie told Mike that our impact fees would not go up when we get a fire station. Neil Anderton said he was going to set up a meeting with the county. The county has also gotten reverse 911. You will need to go to the county website and register. Mike said he would place something on the website. Recycle shed is going well. Milt said the total cost was around eight thousand nine hundred dollars.

Gary Hume, Security, Gate – Gary said that we have closed the mountain to heavy truck traffic for the season. He said we were able to catch someone crashing the gate thanks to our cameras and the sheriff is pursuing them. Snowmobile permits are now available. We are placing a light pole in the parking area. We have a new security truck.

Gordon Huetter, Cabin Plan Approval, Heber Valley Camp Liaison, Wasatch County Liaison, CC&R Compliance – Gordon motioned to allow Durant Black to place a fence on his lot either eighteen inches or a forty two inch fence on the south side of his property. Rondo seconded. Rondo made the comment that he went to the wildlife friendly fencing website suggested by the county. This is mountain and wildlife friendly fencing. Gary stated that there are some encroachment issues on his property. Rondo

stated that this board has decided that fences must be approved first, and must be wildlife friendly regardless of their motives. Craig stated that mountain zoning states that you can put up a fence if less than an acre, if more; it has to be wildlife approved. Milt stated we should choose the minimal eighteen-inch impact fence. Milt called for a question on the motion. Rondo restated the motion that Gordon should go back to the owner and tell him that either fence will be consistent. However, we prefer the eighteen-inch fence for the least impact. Shane seconded. Gary abstained, motion carried.

Milt Taylor Treasurer – Our lockbox has been set up. Our collections are going well. I have the audit is preliminary reports. We broke even. Rex said that includes the monies placed in our Capital Reserve fund. Shane said we fully funded it last year, and we broke even. Milt discussed the National Forest access. Phase two, and to do the road is one hundred eighty two thousand dollars as projected by the engineer. Milt recommends a working session to go over these plans. Milt said it would cost around one hundred eighty two thousand dollars. This is designed as a twenty-foot wide county approved road to give emergency, SNB, and ATV access to the National Forest. If we do Blue Spruce at a cost of three hundred thousand dollars, or where the paving ends, for four hundred thousand dollars, we have potential projects of around seven hundred thousand dollars. We need to look at a fee structure. Rondo said that he felt it is important to continue to look at projects like this even if we do not complete these projects. These are future projects.

Shane Olson, VP of Operations Roads, Water Company Liaison – Shane said that the Blue Spruce project will be started again in the spring. We now have the plans, and it is considerably less. Craig stated that he wanted to make sure the contractors are selected, and we are ready to go in the spring. Craig asked Shane to continue the dialogue so that when April comes around we are ready to start. Shane said we are still planning to put the red rock in the ditches. We will move fuel tanks up to the maintenance shed. Shane said they were still waiting on a few parts for the snow blower. Milt asked about the snow poles and the pallets across the creeks. Gordon said that we will need to do this with the snow cat. It was suggested that we place a couple of no trespassing signs up on the SNB access trail. Shane said the trail will be shorter and more direct this year. There was discussion of making sure we leave access thru Blue Spruce for SNB access thru the closed section. Gary asked about placing the speed limit signs, and should we get them in place. There was discussion of removing the salt from Duck Lake, and where it should be placed. Craig asked if we could place the equipment down in the parking area by the office, and build some concrete walls for the salt and mulch. Milt said there is an extra two hundred feet or so that is unused.

Rondo Fehlberg Legal Issues, Annual Meeting – Lot combinations. Our policy will be once you combine your lot with the county, and the office gets the proper amended paperwork, your lot will then be combined with Timber Lakes. Lots will then be considered one lot, one assessment. Milt ratified the motion to combine lots by Wasatch County, and we will assess lots based on their status as of Dec 31st with no

pro-ration after that date. Shane seconded the motion. Rex abstained and the ratification of the motion passed.

Public Forum

Owner, this is a huge issue raising the assessment, and I cannot believe that you are making this decision in such a short time. Rondo stated that we have been talking about this over the last six months.

Owner, we need to make things stretch, instead of replacing equipment, repair instead.

Owner, Small increase will not hurt anyone. We would rather see a small increase.

Owner, Stated that we should choose a project and move forward.

Milt made a motion to raise the annual assessment to six hundred fifty dollars about five percent due to costs increasing. Rondo seconded. Rex, Shane, and Mike opposed. The motion carried.

Gary moved to adjourn the meeting; Rondo seconded the motion, the motion passed unanimously.

The meeting adjourned at approximately 9:05 pm. Minutes provided by Martha Lackman, Administrative Assistant.