

Motion passed unanimously.

Craig made the motion to adjourn the meeting

Gifford seconded the motion.

Motion passed unanimously.

Meeting adjourned at 9:00 p.m.

Minutes taken by Connie Hadley, Office Manager

Craig will check on this problem and get it resolved.

Lot 1089 owner Joan Brinkerhoff expressed concern over the road conditions going up Timber Lakes Drive. The deep ruts on this drive were caused by a water drainage line during the winter season. Also Joan had trouble with two ATV reckless drivers. She reported this incident to security but has not heard anything back. Craig will follow up and see if security did contact the ATV riders. The Board again expressed to the owners that it is a poor use of Association money to fix a road that the Water Company intends to tear up this summer.

Rex Gale read the Warrant List

Mike made the motion to accept the Warrant List.

Ole made the second.

Motion passed unanimously.

Board Member Reports

Gary Hume: Discussed needing \$450 for operating manuals for the grader. Apparently, when the previous Board acquired the grader, they did not negotiate the inclusion of manuals so now we have to pay for them.

Craig made the motion to approve the purchase.

Gifford seconded the motion.

Motion passed unanimously.

Gary reported the possibility of purchasing a crack and seal machine for \$1100. Troy Wilde suggested that for approximately the same amount of money, we could get exactly what we needed either at auction or on the market. Troy had looked at this specific equipment and said we would have to spend additional money to make it work for how we wanted to use it. The Board decided to investigate further before purchasing.

A discussion was held renting a roller for building Boxwood Lane. Rather than rent, the board agreed to investigate purchasing a roller. Brad Denney will resend an email he sent earlier with prices on used equipment. Ole agreed to look for a roller and a water truck. Gifford suggested that if we needed a roller in a hurry, we could find out if Sunroc would rent to us as they already have a roller sitting on the mountain.

John Blickenstaff: A request has been made by Richard Call to get a letter for the County to combine his lots 2120 and 2100. Rex Gale will check to make sure his accounts are paid up. If so, Ole will send the letter.

Gifford made the motion to send the letter regarding combining lots 2120 and 2100.

Ole seconded the motion,

replacement project. Unfortunately, we do not anticipate the roads will be put back the way we want them done. TLPOA has a huge responsibility getting all roads up to the standard imposed by Wasatch County for Timber Lakes.

John stated we are now in litigation regarding building permit fees and Troy may want to wait and see what the Court decides on this subject before he makes any building decisions.

Lot 1950 owner Durrant Black reported he had been contacted by a telephone survey regarding short-term rentals in Timber Lakes. He stated that at the time, he did not know what a short-term rental was, but has since learned and now has a different opinion than the one he expressed to the survey. He also said one of the questions asked him was if he thought the three classes of owners in Timber Lakes (lot owners, part-time residents and full-time residents) were each appropriately represented by the current Board of Directors.

John replied that he hopes the Association never splinters into three camps to conduct its business but that the owners would all work together for the betterment of our mountain.

Mr. Black was advised that the survey is not being conducted by the Association, but several owners have reported receiving telephone calls asking them to participate in the survey. Only one other owner in the audience indicated he had received a call. No members of the Board have been contacted.

The Board has only had one owner and one anonymous individual express the opinion that the CC&Rs should be changed to allow short-term rentals. It was pointed out that even if the CC&Rs are changed, the County still has Timber Lakes zoned as Mountain property, which will not allow a rental business to operate. The Board does not think the owners want the Board to spend money to determine if 2/3 of the members are willing to vote to change the CC&Rs to allow short-term rentals. However, the Board has no objection to a group of owners who favor short-term rentals spending their own money to poll the Association members.

Mr. Black wants to put up a fence between his property and his neighbors, because of debris and mess being dumped on his land. He would not fence the frontage along the road. A discussion was held about fences. The CC&Rs prohibit fences unless they are approved by the Board. John said he personally did not have a problem with a low profile pole fence that was more decorative than functional. Previous boards have approved some fences, but barbed wire fences are prohibited by the CC&Rs. Mr. Black was asked to provide the Board with details of his proposed fence and the Board will make a decision.

Lot 58 owner John Young reported that some of the security people were not asking guests to verify who they are visiting in order to get into Timber Lakes.

**Timber Lakes Property Owners Association
Board Meeting Minutes of Wednesday, June 3, 2009
East Mill Creek Library**

Conducting & Welcome: President John Blickenstaff – 7:15 p.m.

Board Members Present: Craig Allen, John Blickenstaff, Brad Denney, Mike Durr, Gifford Ely, Gary Hume, Ole Smith

Employees Present: Accountant Rex Gale, Office Manager Connie Hadley

Property Owners Present: 16

John asked for approval of May 6th Board Meeting minutes.

Motion made by Craig to approve minutes of Board Meeting held May 6, 2009.

Second was made by Giff.

Motion passed unanimously.

Property Owners' Forum

Lot 1207 owner Bonnie Huetter requested a letter for the County to combine lots 407 and 408. She acknowledged receipt of a letter from TLPOA but objected to its wording. John responded that the Board was waiting to hear back from our attorney and could not take action on this issue until we do.

Lot 1949 owner Tom Metcalf reported he is doing research on how the Association might address the issue of minors driving ATVs in Timber Lakes. Tom is a pediatrician and has a sincere interest assisting the Association to encourage safe use of ATVs and dirt bikes. He asked for someone from the Board to collaborate with him on this important issue. After discussion, Gary volunteered to work with Tom on this project.

Lots 326 and 204 owner Troy Wild had questions regarding the fees being charged for new construction and wanted to know where this money was being spent.

John responded that all property owners have the right to know where the money is going and now that we have a new accountant, our records are being updated. We will bring them up to date and will have them audited so that all property owners will be able to see where the money originates and how it is being spent. For now, all we can say is that the Association incurs costs associated with new construction, such as wear and tear on the roads, security and administration.

Troy also expressed concern about the poor road conditions at this time. A discussion was held regarding the roads. Approximately 2/3 of our roads will be torn up right down the middle by the current Timber Lakes Water SSD pipeline