

**Timber Lakes Property Owners Association  
Annual Meeting Minutes, July 11, 2009  
Wasatch County Senior Citizens Center – Heber City, Utah**

**Welcome and call to order** at 10:05 a.m. by TLPOA President John Blickenstaff.

**Rex Gale, Election Committee Chairman** introduced the candidates as listed on the agenda. Each candidate was given three minutes to introduce himself and two minutes to answer any questions from the members. All candidates' resumes were printed in the most recent Newsletter and were mailed out with each ballot. Each candidate introduced himself and answered questions.

**Ernie Giles, Wasatch County Fire Chief**, reported that the location originally planned for the TLPOA Fire Station might not be big enough to build the proposed three-bay building on. A different location, just to the east, and fronting Lakes Pines Drive is being evaluated. Currently, Timber Lakes generally has an ISO rating of nine for fire insurance purposes. When the Fire Station is built, the ISO rating is expected to drop to a six, which will help lower insurance rates for property owners. Once a site is chosen and cleared through the Timber Lakes and Wasatch County permit processes, the building can be built. The County has money available for the construction of the Fire Station.

Chief Giles reminded owners to have combination smoke/carbon monoxide alarms installed in their cabins for safety.

A question was raised about the County's Reverse 911 system. Chief Giles reported it was up and working and will be used when the need arises. However, it was suggested owners call Wasatch County if they have any question about whether their 911 calls go to Wasatch or Summit County. They should all go to Wasatch, but some may not.

**Members then cast ballots** and the Election Committee retired to tabulate the votes.

**Darrell Sparti offered the First Responders report.** The First Responders need volunteers. They tend to have a high turnover rate due to the effort required for training and shuffling the medical equipment around. Emergency calls can be a few and far between, especially in the spring. For anyone thinking about joining the team, take it seriously. They received a particularly tragic call a few days ago. A young man, age 16, died from an accidental exposure to carbon monoxide while visiting the family cabin. Despite the best efforts of the First Response Team, he was pronounced dead upon arrival at the Heber Valley Medical Center.

The owner of the cabin and grandfather of the young man, who died, took a moment at the funeral to thank the Timber Lakes First Response Team and the Wasatch County emergency responders for arriving so quickly and making every effort to revive their grandson. In spite of the loss, the Timber Lakes team responded quickly and efficiently to assist the family in time of need. Darrell commented, "That's all the reward anyone can ask for. Please join our team!"

**Mike Durr, Secretary, then announced election results.** He administered the Oath of Office to the three elected directors, Craig Allen, Rondo Fehlburg and Gary Hume.

**John Blickenstaff, President,** welcomed the new board members. He then expressed his opinion that it has become almost impossible to properly operate Timber Lakes with a volunteer, nine-member board. He suggested that owners begin to think about one of two options (1) hiring a full-time professional manager, or (2) incorporating as a town. He said he was not trying to stir anything up; rather, he just wanted people to start thinking about an alternative to a system that is no longer capable of adequately operating the business of Timber Lakes.

**Mike Durr, in his capacity as Treasurer,** introduced Rex Gale, the Association's Accountant. Rex discussed the unaudited financial statements for the fiscal year ending June 30, 2009. Rex also summarized several discoveries he has made about the way records were previously maintained. He has initiated several procedural changes and accounting controls to safeguard the Association's funds. Our bookkeeping records are not auditable at this time, but Rex is working diligently to bring them into a standard, auditable condition. He reported that the Board of Directors intended to publish audited financial statements and see that accounting records are transparent. Every owner has the right to know where and how his or her assessments and fees are spent. Rex also briefly discussed efforts to reduce the accounts receivable (primarily past due assessments).

**Ole Smith, Vice President of Administration,** announced that we now have a three-year agreement with the Heber Valley Camp for winter snowmobile access. However, owners were reminded that the Camp could back out of the agreement if we do not police ourselves and stay on the trail through their property. An Eagle Scout project will be taking place shortly to build a bridge across the stream and improve the Camp snowmobile trail.

He also reported that TLPOA just purchased a used roller and a used water truck. These pieces of equipment will eliminate costly rental fees when we need to improve the roads.

**Gary Hume, Vice President of Roads,** reported that the water line renovation is the largest project on the mountain. This project by the Water Company is

destroying the roads. Mike Camper meets with SunRoc twice a week to monitor their work.

Boxwood Lane is being worked on at this time. A problem needs to be addressed on Ridge Line, where we need to widen and improve the current road, but several owners have built into the road right-of-way. The Blue Spruce / Cut Off intersection will be improved this summer.

**Gifford Ely, Compliance** reminded owners that all the information required for getting Timber Lakes building approval is available on our website at [TimberLakesUtah.com](http://TimberLakesUtah.com).

He asked owners to help keep the dumpster area clean and remember that dumpsters are only for household garbage, as Wasatch County law.

**Brad Denny, Special Projects**, stated that we will be testing “Soil-Sement” on a test section of road in place of asphalt after the Water Company is finished with their project.

**Mike Durr, in his capacity of Fire Safety**, reported he is working with Ken Ludwig in order to get the dead wood chipped that is next to the TLPOA office and at Duck Lake.

Mike is also working to get a recycling proposal for next month’s board meeting, to help Timber Lakes become more of a green community.

**Craig Allen, Security**, reported on risk management and gave an update of insurance coverage in Timber Lakes.

He also informed the owners that Wasatch County has determined to send “Cease and Desist” orders to owners who are violating the County Short-term rental ordinances, as well as to anyone managing rentals for other owners.

The public meeting adjourned at noon.

Owners who desired were invited to stay and have their questions answered by the Board.

Following the public meeting, the Board appointed two owners to complete the remaining terms of directors who resigned earlier in the year. Roger Legare, CPA and Rob Roueche’, an architect accepted appointments to serve the remaining one year terms in place of the resigned directors.

Minutes recorded by Connie Hadley, TLPOA Office Manager