

**Timber Lakes Property Owners Association
Board Meeting Minutes
February 10, 2010**

Whitmore Library – Salt Lake City – 7:00 pm

Conducting, Welcome & Roll Call: Mike Durr

Board Members Present: Mike Durr, John Blickenstaff, Ole Smith, Rob Roueche', Gary Hume, Andy Berry, Shane Olson.
Martha Lackman Administrative Assistant

Property Owners Present: 12

Warrant List: John Blickenstaff

John stated that he had previously distributed the warrant list, totaling \$40,434.90 to the Board Members for approval. As there were no questions about the warrants, John made a motion to accept the warrant and list and post it on the website. Andy Berry seconded the motion and it passed unanimously.

Board Member Reports

Mike Durr - President:

Mike and other board members have received several calls recently about keeping horses in Timber Lakes. Mike stated that Timber Lakes is within Mountain Zoning in Wasatch County. This allows horses on a short-term basis, but does not allow for horse boarding or other agricultural uses.

Gary Hume – Vice President of Operations:

Gary and Mike Camper discussed the following equipment:

Snow Blower Transmission – Mike Camper will contact Precision Equipment to check on transmission, which they have had since November. Discussion about using a blended oil product to address oil pressure and leakage problems.

Snow Cat – Snow Groomer - Mike Camper believes we need to rebuild the carburetor, or may need a valve job. He will check into this further.

Snowmobile – Mike Camper believes that it needs a new coil. Not running properly.

There is also a title issue. We never received a title from Mountain Dell Golf Course.

Will need model number in order to check on cost of a coil. It was suggested that security might want to use snowmobile during bad weather.

Equipment update – Snow removal slow. All staff servicing all onsite equipment during the lull.

Ole Smith – Vice President of Administration

Ole is working with Heber Valley Camp on Fire Exits. Everything is going well, and will have updates soon. There have been a few issues with vandalism. Ole recommended that we should pay the cost to repair fence and gate damage to show good faith, since the damage comes from our owners, guests and/or renters.

John Blickenstaff – Treasurer, Webmaster, Office

Foreclosure – The board has decided to initiate foreclosure proceedings against all owners who owe the Association \$1,500 or more as of December 31, 2009. Such owners are approximately three years behind in their assessment payments. There are approximately 40 owners in this category, owing an approximate combined total of \$127,000. In total, about 40 owners owed the Association about \$198,000 as of the last year-end. John was asked what the plans were for the foreclosed properties. He replied that we do not intend to be in the real estate business. If the property does not have a dwelling on it, we could turn it into Common Area.

Accounts Receivable Policy – John discussed the current Accounts Receivable policy and suggested that board approve amending the policy to remove one of the \$50 late fees charged to owners who pay late. He said we cannot waive the interest charges, as they are required by the CC&RS. He opined that one \$50 late fee in the first year of a missed payment was sufficient to get the attention of owners who missed the deadline. Motion made by John to accept the amended Accounts Receivable Policy, which he distributed previously. The motion was seconded by Gary. Discussion held and motion passed unanimously.

John has asked all owners who have a Comcast email address, and wish to continue receiving the Board Blog by email to please go back to our website and register again. Comcast had a spam block on all Timber Lakes email, which they have now removed. John said that an owner had registered for the blog in November 2009 and then reported the website to Comcast in December as a spammer. John has been working with Comcast to get the block removed.

Rob Roueche' - Building Plan Approval and CC&Rs

Building Fees – Beginning to pick up a bit with more plans being submitted. More owners are asking to build fences.

Newsletter – There will only be one Newsletter publication for the Winter/Spring season.

Andy Berry – Safety Compliance, Annual Meeting

Asked owners to please consider submit themselves for election to the Board in the upcoming Annual Meeting in July.

Ole Smith was assigned to contact Rondo Fehlberg and find out where the Rockcross Road Easement draft proposal is. John suggested that if Rondo cannot get this done, the Board should have its attorney draft the easement agreement.

Shane Olson – Compliance, Common Area Improvements

Radios – Received a request from a potential property purchaser to install a Ham Radio antenna. After discussion it was determined the CC&Rs specifically prohibit outside television and radio antennas. However, it was pointed out that it might be good to have a Ham Radio Operator on the Mountain during emergencies. The buyer did say that it would be rather small only about 10' tall, and could get a smaller one if needed. Shane

is waiting for further information from the buyer and no decision was made in regards to this issue.

Radios – Shane received a quote for radios for approximately \$8,000. Gary had a previous bid for about \$4,000. Shane agreed to compare the two bids to make sure the same items were being quoted. He will report to the Board with a proposal to purchase six radios for employees. These radios require an FCC license. They will allow our employees to talk to each other on the mountain, without having to drive to an area where a cell phone works.

Building Permits – Shane is working with the county to find out how many active permits there are in Timber Lakes.

Property Owners Forum:

Kip Barnes – Lot # 2203 – Pointed out that fences are allowed with Board approval according to the CC&Rs. Chain link fences are not allowed.

Blue Spruce – Kip believes that TLPOA is widening this road, and causing damage to his personal property located along Blue Spruce. Believes that drainage needs to be addressed. Wants Board to be aware that in his opinion a 12' road has now become a 30' road. Stated that you cannot widen without permission of property owners along Blue Spruce, and would like further discussion to work out a solution. Kip suggested that the Board read page 3 of the Maintenance Agreement. Kip was informed that the Board had previously asked John and Shane to speak further about this with Kip.

Alan Springer – Lot # 717 – Said he really appreciated the Board's approach on the fencing issue. Also stated that he loves what this Board is doing for Timber Lakes, and appreciates responses from his phone calls and emails. Asked the Board to keep up the great work!

Durant Black – Lot #1950 –Wanted to know if Wasatch County offered a mosquito abatement program. Feels like there are many within the wetland areas of Timber Lakes that would like to see this addressed. Shane volunteered to find out if the County has a program.

John Blickenstaff – Thanked Gordon Huetter for his snow grooming services.

A motion was made by Gary to adjourn, seconded by John and passed unanimously.

The meeting adjourned at approximately 8:00 pm.

Minutes provided by, Martha Lackman, Administrative Assistant