

TRAVERSE MOUNTAIN MASTER ASSOCIATION

Meeting Minutes
January 23, 2008

Opening:

The regular meeting of the TRAVERSE MOUNTAIN MASTER ASSOCIATION was called to order at 6:03 on January 23 2008 at 3940 N. Traverse Mountain by Gordon Ryan.

Present: Gordon Ryan, Tom Beisinger, Karl Karren, Julia Martindale and Jenny Hickman

[List of Attendees]

1) Call to order

- a) *Roll Call- all in attendance*
- b) *Pledge of Allegiance – Led by Jenny Hickman*
- c) *Adoption of Standing Rules- Jenny motioned, Karl seconded the motion; all in favor*
- d) *Approval of Agenda- Gordon Ryan added one item to the agenda (contract for MD landscaping & snow removal); Cheryl Wagoner added items to the agenda (Country Run neighborhood rep appointment, Shadow Ridge neighborhood rep removal, and Adam Hill resigning as Eagle Summit neighborhood rep). Jenny motioned, Karl seconded- approved the agenda*
- e) *Approval of Minutes- Karl motioned, Jenny seconded- all in favor.*

REPORTS AND PRESENTATIONS

2) Presentations – Guests

- a) No outside presentations are scheduled
- b) Gordon Ryan said that we have invited representatives from Broaedweave to attend the town hall meeting in February. Broadweave will make presentations as to what has happened so far and what is going to happen in the future.

3) Board President's Report – put notes from Gordon down here.

- a) The President of the Board or designate, will present a summary of current issues regarding TMMA, Mountain Home Development, and/or local government agencies.
 - i) Appointment of new Director to the Board. The Board has accepted the resignation submitted by Julia Harper. Adam Hill has accepted the position on the Board. Karl Karren motioned to appoint Adam Hill as a director member of the Board for TMMA. Jenny Hickman seconded the motion; all in favor.
 - ii) Election of Board officers for 2008

- iii) Nominations for President – Jenny Hickman nominates Karl Karren; all in favor.
- iv) Nominations for Vice President – Karl Karren nominates Jenny Hickman as Vice President, Adam Hill seconds the motion; all in favor.
- v) Nominations for Treasurer – Gordon Ryan nominates Tom Beisinger as treasurer of the Board, all in favor.
- vi) Nominations for Secretary – Gordon Ryan nominates Cheryl Wagoner as Secretary for the Board; all in favor.

Karl Karren introduced himself as Project Manager at Traverse Mountain and explained that he has been here since 2002. He said that he has a vested interest in Traverse Mountain and that he does not take the responsibility lightly.

4) General Manager's Report – (Gordon Ryan)

- a) Gordon Ryan addressed snow removal. TMMA is responsible for snow removal in the common areas – the sidewalks, etc. Lehi City is responsible for snow removal for the streets. Gordon asked if it is better to contract snow removal out or if people should be hired by the HOA to handle snow removal.
- b) Cheryl Wagoner said two neighborhood representative positions are open. Cheryl also gave homeowners the Lehi City Public Works phone number for snow removal questions. She also reminded homeowners that maintenance requests can be made online at www.tmma.org. Credit Card payments will be available for homeowners in a month or so.

c) ASSOCIATION BUSINESS

5) Consent Calendar

The consent calendar is comprised of routine, non-controversial items of business and will be adopted in whole in one motion unless a Board member requests that a specific item be removed for discussion and separate action.

- a) Effective January, 2008, bank statement financial reconciliation to be conducted by TMMA finance staff, followed by secondary oversight by Board Treasurer or designee.

6) Board Action Items

- a) BA 8.01.01 – Approval of waiver for payment of assessment fees for owners of Traverse Mountain residences when members of immediate family (limited to residents of TMMA) are on military deployment to combat zone. Karl Karren explained that this waiver would be available when the homeowner (not the son, daughter, sister, brother, etc) is serving. Gordon Ryan motioned to approve waiver, Jenny Hickman seconds motion; all in favor motion passed.
- b) BA 8.01.02 – Approval to form a TMMA Recreation Committee from resident volunteers. Gordon Ryan motioned to approve Recreation Committee, Adam Hill seconded the motion; all in favor, motion passed.
- c) BA 8.01.03 – Proposed property maintenance contract for snow removal through MD. Karl Karren accepted motion to accept maintenance contract from MD Maintenance for snow removal. Gordon Ryan asked that the General Manager be

authorized to negotiate a better contract once better terms have been reached. Adam Hill motioned to approve, Jenny Hickman seconded, all in favor.

7) Open Forum:

- a) Kasey Moller - commented on renters in single family homes. People are buying homes in her neighborhood and renting out their homes with no interaction or enforcement from the association. Gordon says that he will be advising the board that in his opinion there will come a point in time we will no longer be able to defend a percentage cap.
- b) George Harris.- has looked at revisions that are granted to the board to impose fees. He says there is no authority for an imposition of a community enhancement fee. He says this is significant because members of the community are fairly powerless to the board. George also said that it says in the master declaration that in the first meeting that a Board Member would be elected by the members.
- c) John Robinson – wants clarification on why the community enhancement fee is being applied to private sellers and not builders.
- d) Rob Buckle – asks that we seriously reconsider the community enhancement fee. He says that this affects the equity of his home. It doesn't just affect new members of the community; he thinks the builders should pay these fees.
- e) Mary Ann Ludlow – met with several attorneys who reside in TM and they said the governing documents do not give us authority to collect the community enhancement fee. Advises board to suspend the fee right now because they could be held accountable as a group and individually. Talks about suit to repay and possibly cover damages of homeowners due to this fee.
- f) Jessica – mentioned line items in the budget that were too expensive. Says that bark is too expensive and that she had a hard time enjoying the Christmas lights knowing it was 7K.
- g) Justin Tyler – can see raising fees if we see amenities but is having a hard time with the HOA because he doesn't see anything. Disputes any raises and community enhancement fee.
- h) Ryan Schriver – says that without authority in the declaration to charge the community enhancement fee we will not withstand legal scrutiny and it is not in the budget to fight this.
- i)

8) Adjournment- MOTION TO ADJOURN by Gordon Ryan, Seconded by Jenny Hickman. Motion approved unanimously.

Meeting was adjourned at 7:11. The next general meeting will be at 6:00 PM on 03/19/2008 in Main building.

Minutes submitted by:

Rebecca Budd

Approved by:

[Type name here]