



TRAVERSE MOUNTAIN MASTER ASSOCIATION

May, 2008 Open Session Board Minutes

- 1) The regular session of the Traverse Mountain Master Association Board of Directors was called to order at 6:03 PM, May 21, 2008, at 3940 N. Traverse Mountain Blvd.
 - a) *Roll Call:*
 - i) *Present: Karren; Hill; Hickman; Ryan*
 - ii) *Absent: Beisinger*
 - b) *Pledge of Allegiance*
 - i) *Hill*
 - c) *Adoption of Standing Rules*
 - i) *MOTION: Karren; SECOND: Ryan; Unanimous approval*
 - d) *Approval of Agenda*
 - i) *MOTION: Karren; Second: Ryan; Unanimous approval*
 - e) *Approval of Minutes – Move to approve the March 2008 Minutes at the next Board Meeting.*
 - i) *MOTION: Karren; SECOND: Hickman; Unanimous approval*

REPORTS AND PRESENTATIONS

1. **Presentations – Guests**
 - a. None
2. **Board President’s Report – Karl Karren**
 - a. None.
3. **General Manager’s Report – Gordon Ryan**
 - a. General report on 2008 financial statement. Gordon states that we will review the financial statements every Board Meeting.
 - b. Gordon states that he is trying to eliminate the contracts that we had in 2007 but explains that we had to buy the equipment to maintain the common areas.
 - c. Gordon reports that we are current on expenditures that we owe except for the \$5,000.00 that we owe Gomez landscaping.

ASSOCIATION BUSINESS

1. **Consent Calendar**
 - a. None

2. Board Action Items

- a. **BA 8.03.01** – Deferral of Community Enhancement Fee – Moved to approve deferral with condition that if funds are collected and subsequent analysis shows the amount should have been less, difference will be refunded to those charged.
 - i. MOTION: Hickman; SECOND: Biesinger; AYES: Karren; Hickman; Biesinger; Ryan. NAYS: Hill
 - ii. Moved to Cancel Community Enhancement Fee:
 1. MOTION: Hill; SECOND: None – Motion dies.
 - iii. Moved to Refund CEF fees collected year to date.
 1. MOTION: Karren; SECOND: Ryan. Unanimous approval
- b. **BA 8.03.02** – Revision of TMMA Fee Schedule – Moved to increase Late Fee for delinquent assessment for \$5.00 for first offense, \$10.00 for second offense, \$15.00 for third and subsequent offense. No delinquency in one year, Late Fee reverts to \$5.00 for next first offense.
 - i. MOTION: Ryan; SECOND: Karren. AYES: Karren; Ryan; Biesinger; Hill – NAYS: Hickman
- c. **BA 8.03.03** – Approval of Printer / Copier Lease Agreement with Les Olsen Company. Moved to approve lease with condition that old printer maintenance contract be terminated if still active.
 - i. MOTION: Karren; SECOND: Hickman. Unanimous approval
- d. **BA 8.03.04** – General Manager requested Board approval to Prepare Reserve Analysis and Capital Improvement Plan. Moved to instruct the General Manager to prepare two reports; one on Reserves Account and a Five Year Capital Improvement Plan to include future facilities and resident amenities.
 - i. MOTION: Hickman; SECOND: Karren. Unanimous approval.
- e. **BA.08.03.05** – Approval of TMMA Employee Handbook
 - i. MOTION: Biesinger; SECOND: Hill. Unanimous approval
- f. **BA.08.03.06** – Appeal of Rental Denial – Mr. Whitehead presented an appeal of the staff denial to rent his properties (2) in TMMA, due to exceeding the 5% rental cap in the respective neighborhood. Moved to approve appeal conditional upon 1) submittal of a \$1,000 bond to TMMA; 2) completion of all back yard landscaping and fencing by 1 Nov 08, or permission to rent will be rescinded.
 - i. MOTION: Karren; SECOND: Ryan. Unanimous approval
- g. **BA.08.03.07** – Appointment of Neighborhood Representative for Eagle Summit. – Chris Dayton submitted as single nominee for Neighborhood Representative for Eagle Summit. Moved to approve appointment of Mr. Dayton.
 - i. MOTION: Karren; SECOND: Hickman. Unanimous approval.

3. Open Forum: Resident Participation

- a. Vickie Harris: Liens should not be placed on property; Requirement for backyard landscaping should be relaxed; TMMA and Mountain Home Development should coordinate on Capital Improvement Plan.
- b. Mary Ann Ludlow: Liens on resident property improper; Requests residents to have input on Capital Improvement Plan prior to Board approval.

4. Adjournment: 7:22 PM

- a. MOTION: Karren; SECOND: Hickman. Unanimous approval

Minutes Prepared: Cheryl Wagoner

Minutes Reviewed: Gordon Ryan

Board Approval: (Enter Date)