



TRAVERSE MOUNTAIN MASTER ASSOCIATION

April 2009 Open Session Board Minutes

- 1) The regular session of the Traverse Mountain Master Association Board of Directors was called to order at 7:10 PM, April 29, 2009, at 3940 N. Traverse Mountain Blvd.
 - a) *Roll Call:*
 - i) *Present: Karren; Biesinger; Ballstaedt, Hickman*
 - ii) *Absent: Hill*
 - b) *Pledge of Allegiance*
 - i) *Ballstaedt*
 - c) *Adoption of Standing Rules*
 - i) *Business Meeting only*
 - d) *Approval of Agenda*
 - i) *MOTION: Biesinger; Second: Ballstaedt; Unanimous approval*
 - e) *Approval of Minutes – Move to approve the Executive Session Minutes for 12.17.08, 12.30.08, 1.15.09 and 2.12.09.*
 - i) *MOTION: Biesinger; SECOND: Ballstaedt; Unanimous approval*

REPORTS AND PRESENTATIONS

1. Presentations – Guests

- a. None

2. Board President’s Report – Karl Karren

- a. Report on street lights. Discussed the plan for having Lehi City take over the maintenance.
- b. Report on Eagle Summit Park and Lehi City involvement. Lehi City is now responsible for maintenance and finishing the park and restroom. Contact Todd Munger at Lehi for information. TMMA is now responsible for the mailbox but looking for funding options.
 - i) Report on Vista Ridge Phases 1, 2, 3 and 4 common areas that have not been completed by the builder. Fees will be assessed to those lots only for completion.
- c. Overview of business conducted in Executive Sessions.
 - i) TMMA staff changes- introduced new staff (Connie, Jenny & Karl). Gordon Ryan buyout.
 - ii) 2.12.09 Meeting. Declarant appointment of Rock Ballstaedt to the Board of Directors replacing Jenny Hickman. Annual election of Officers by the Board;

President, Karl Karren; Vice President, Rock Ballstaedt; Chief Financial Officer, Tom Biesinger; Secretary, Adam Hill.

- d. Budget Summary. Still operating under the current 2009 budget.
 - e. Availability of “The Hearthstone” to rent through Mountain Home Development. Informed homeowners of the opportunity to rent the building for weddings, parties, etc. Contact Julia at Mountain Home Development.
 - i) Discussed the activity that would be going on around the building. Will be leasing lower level to Flat Iron Construction. They are the contractor that will be expanding SR92. There will be 2 trailers in the lower west parking lot during that time that will be used by them.
- 3. Chief Financial Officer Report- Tom Biesinger**
- a. Report on delinquency rate and collections. Tom reviewed the resident and builder report. Resident delinquencies have gone down.
 - b. Report on budget. Reviewed the budget on the income and expenses. Administrative costs have gone down and thus will help with bad debts and amenities that are being looked into from the developer.

ASSOCIATION BUSINESS

1. Consent Calendar

- a. Gordon Ryan has been removed from the Board of Directors. Declarant appointment of Jenny Hickman to the Board of Directors.
- b. Elected Neighborhood Representatives. Karl introduced the Neighborhood Representatives and Jenny reviewed their responsibilities. They are as follows.
 - i) Heather Moor- Connor Boyack, alternative Bryson Detrent
 - ii) Hunter Chase – Roger Timmerman
 - iii) Country Run- Dona Shadowen
 - iv) Chapel Bend 3- Angie Parkin, alternative Pam Resendiz
 - v) Woodhaven- Jim Conder
 - vi) Eagle Summit- Ezra Lee
 - vii) Shadow Ridge – Kristin Bagley, alternative Karen Egan
 - viii) Winterhaven- President of Winterhaven at Traverse Mountain HOA
 - ix) Chapel Bend 1 & 2, Harvest Homes, Vista Ridge 3 & 4- President of TMMA
- c. Insurance Request for Proposal (RFP’s), General Liability, Worker Compensation and Directors and Officers Insurance. Karl informed of the upcoming RFP’s.
- d. Resolution to create a Resident Activities Committee and request for volunteers. Discussed forming and Activities Committee with resident volunteers. Jenny will send out an email blast with information.

- e. Resolution to add 2 residents to Aesthetic Review Committee (ARC) and request for volunteers. Term of service shall be two years. Jenny reviewed involvement and requirements.
 - f. MOTION: Biesinger; SECOND: Ballstaedt. Unanimous approval.
- 2. Board Action Items**
- a. No board action items.
- 3. Open Forum: Resident Participation**
- a. Chad Iverson: He feels he has no say in what the dues cover and doesn't want to make up for people who don't pay their dues. Jenny and Connie reviewed the collection and compliance process. We are escrowing for new owners and delinquencies have gone down.
 - b. Dona Shadowen: Wanted to see bids for maintenance. Karl went over costs of maintenance and that he is keeping it as low as possible. They will be splitting the work between hired laborers and MD Landscaping.
 - c. Connor Boyack: Are the neighborhood representatives able to get homeowner information. We advised that we are not allowed to give out homeowner information.
 - d. John Robinson: Reconciliation of budget. Wants to know what covers each line item. We advised that the audit will give him that information.
- 4. Adjournment: 8:20 PM**

Minutes Prepared: Connie Quintana

Minutes Reviewed: Karl Karren

Board Approval: 10.28.09