



# TRAVERSE MOUNTAIN MASTER ASSOCIATION

## *October 2009 Open Session Board Minutes*

1. The regular session of the Traverse Mountain Master Association Board of Directors was called to order at 7:20 PM, October 28, 2009, at 3940 N. Traverse Mountain Blvd., Lehi, UT 84043
  - a) *Roll Call*
    - i) **Directors: Present:** Karren; Ballstaedt; Hickman; Hill
    - ii) **Directors: Absent:** Biesinger
    - iii) **Neighborhood Reps: Present:** Connor Boyack (Heather Moor); Dona Shadowen (Country Run); Angie Parkin (Chapel Bend 3); Jim Condor (Woodhaven); Karl Karren (Chapel Bend 1&2, Harvest Homes, Vista Ridge 3&4)
    - iv) **Neighborhood Reps: Absent:** Roger Timmerman (Hunter Chase), Ezra Lee (Eagle Summit), Kristin Bagley (Shadow Ridge); President of Winterhaven Sub-Association (Winterhaven)
  - b) *Pledge of Allegiance*
    - i) Hill
  - c) *Adoption of Standing Rules*
    - i) Karren
  - d) *Approval of Agenda*
    - i) **MOTION:** Ballstaedt; **Second:** Karren; **Unanimous approval**
  - e) *Approval of Minutes – April 29, 2009 Board Meeting and Executive Session 8.27.09*
    - i) **MOTION:** Hickman, with changes to April 29, 2009 Board meeting, note Hickman in attendance, no harvest home rep and add alternate rep for Chapel Bend 3, Pam Resendiz; **Second:** Karren; **Unanimous approval**

## **REPORTS AND PRESENTATIONS**

### **1. Presentations – Guests**

- a) No outside presentations are scheduled.

### **2. Board President's Report –**

- a) Overview of 2010 Budget and Town Hall, Board Discussion
- b) Renewed Insurance contracts. Insurance cost reduced to 50% in 2009, rent reduced to 50% in 2009.
- c) Overview of business conducted in Executive Session
  - i) Appraisal and proposal to purchase HOA property by an Owner. Karl summarized content of Executive Session.

### 3. Member Services Manager Report

- a) Review items in Newsletter; Jenny summarized newsletter, animal problem – keep dogs on leash and clean up after pets, children vandalizing property waiting for buses - asking neighbors to watch out and report problems to the HOA. Code violations will be enforced throughout winter months.
- b) Neighborhood Reps needed for Chapel Bend 1 & 2, Harvest Homes and Vista Ridge 3 & 4. Hickman: asks for volunteers. Ballstaedt: asks what is being done to ensure residents knowledge for volunteering. Hickman: replies HOA will hold semi-annual elections.

## ASSOCIATION BUSINESS

### 1. 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) Appointment of Britt Rohde and Lindsey Oliver to the Aesthetic Review Committee (ARC)
- b) Postponement of creating a Resident Activities Committee due to lack of volunteers and interest. Karl says there were some volunteers for the 4<sup>th</sup> of July activities and that was a big help and appreciated. The board may reconsider creating this committee again next spring.
- c) MOTION: Karren; SECOND: Hickman; MOTION: carried, unanimous approval

### 2. Board Action Items

- a) **BA 10.09.01** – Future Lease Payment Resolution – Moved to approve resolution to collect rent directly from the tenants of delinquent Owners.  
MOTION: Karren; SECOND: Hill; MOTION: carried, unanimous approval

### 3. Open Forum: Resident Participation (30 minutes; 3 minutes per speaker)

*Requests to speak will be presented by the President of the Board. Speakers must adhere to the Standing Rules and must refrain from using profanity or verbally attacking individual members of the community, Board, or staff. Issues should be relevant to current Traverse Mountain Master Association issues. The Board President retains the right to curtail or remove the speaker in the event of violation of the Standing Rules.*

- a. Resident, Angie Parkin: Tape is ruining finish of mailboxes, suggests capital improvement to install low cost message boards within neighborhoods, possibly by mailboxes, to improve communication and or for the sole purpose of advertising. We have our website classifieds and announcements section but this may help as well. Karren: suggests possible enclosed plexi-glass case that could be updated weekly to display neighborhood activities, etc.

- b. Resident, Megan Kennedy: Could the HOA collect up to a few years of assessments in advance to avoid problems of collections; Hickman: have looked into this in the past but was not well received by residents. The board could re-look into the possibility of that.
- c. Resident: Concerned about lighting issues around mail box areas, especially Upper Chapel Ridge Road; Karren: will look into problem.
- d. Resident: Wondering why Temporary Services / laborers line item in the budget is no longer being used. Karren: Not cost effective to retrain each time new temps show up. Next year landscaping maintenance will be maintained by contractor MD Landscaping and TMMA employees.
- e. Resident: Concerned about street sweeping and snow removal. Karren: All streets are public and residents should call Lehi City streets department.
- f. Resident: Suggests creating a list of what is covered by HOA dues and suggests putting it on the website as well. Hickman: Good idea, we had a list like this in the past and have talked about creating a level of service summary for TMMA. TMMA staff will look into creating this and making it available to residents.
- g. Resident: Curious as to who is responsible for building additional Tot Lots, Karren: Ground is deeded for this purpose. Community Enhancement fees cover and it is decided by priority what is most important at the time. Also suggests Special Assessment to be applied to residents if they would like amenities to be added sooner. Other Resident: Would rather keep monthly dues down and use city amenities.
- h. Resident: Asked about garbage; line item in budget. Karren: TMMA has their own dumpster now by storage area. Dumpster is used for grass clipping and garbage that is picked up on project daily. Residents may use as well if needed. Resident: Can grass clippings be taken to green fill instead? Karren: Not cost effective for the time, driving and gas it costs for sending employees to do this.

#### **4. Adjournment: 9:06 PM**

- a) **Meeting adjourned by Karren**

**Minutes Prepared: Tina Karren**

**Minutes Reviewed: Karl Karren**

**Board Approval: November 10, 2009**