



TRAVERSE MOUNTAIN MASTER ASSOCIATION

January 2010 Open Session Board Minutes

- 1) The regular session of the Traverse Mountain Master Association Board of Directors was called to order at 7:05 PM, January 28, 2010, at 3940 N. Traverse Mountain Blvd., Lehi, UT 84043
 - a) *Roll Call:*
 - i) **Directors: Present:** Karren; Ballstaedt; Hill
Absent: Biesinger; Hickman
 - ii) **Neighborhood Reps: Present:** Angie Parkin(Pam) (Chapel Bend 3); Kristin Bagley (Shadow Ridge); Connor Boyack (Heather Moor); Roger Timmerman (Hunter Chase); Jim Conder (Woodhaven)Karl Karren (VR 3&4, Harvest Homes, Chapel Bend 1 & 2).
 - iii) **Neighborhood Reps: Absent:** Ezra Lee (Eagle Summit); Dona Shadowen (Country Run); President of Winterhaven Sub Association (Winterhaven)
 - b) *Pledge of Allegiance*
 - i) Karren
 - c) *Adoption of Standing Rules*
 - i) *Business Meeting only*
 - d) *Approval of Agenda*
 - i) **MOTION:** Ballstaedt; **SECOND:** Hill; *Unanimous approval*
 - e) *Approval of Minutes – Move to approve the Open Session Board Minutes for 11/10/09.*
 - i) **MOTION:** Hill; **SECOND:** Ballstaedt; *Unanimous approval*

REPORTS AND PRESENTATIONS

1. Presentations – Guests

- a. None

2. Board President’s Report – Karl Karren

- a. Purchase of tractor and snow blower. Needed new equipment and with using the current HOA staff it was required for work that needed to be done. Save money over contracting out.
- b. Error in meeting schedule mass mailing-November meeting on Tuesday the 9th in 2010 due to Veterans Day falling on Thursday the 11th. The new schedule is available.

ASSOCIATION BUSINESS**1. Consent Calendar**

- a. Appointment of Neighborhood Representatives
 - i) Karen Preston, Harvest Homes. Was present
 - ii) Heather Stevens, Vista Ridge 3 & 4. Was present
 - iii) Nicholas Parker, Chapel Bend 1 & 2. Was absent
- b. Request for volunteers to create an Activities Committee. This was previously handled by the HOA staff, would like to have help and involvement from the homeowners.
- c. Transfer excess funds from fiscal 2009 into reserve account. \$45,000.00 will go into reserves and \$15,000.00 will go to adding some trails and fixing some drainage issues. Some homeowners suggested putting out bids when the work will begin to let the homeowners get the chance to do the work first.

MOTION: Ballstaedt; SECOND: Hill; Unanimous approval

2. Board Action Items

- a. None

3. Open Forum: Resident Participation

- a. Solicit ideas for additional activities
- b. Vegetable Garden
 - i. Discussion on details.
- c. Connor Boyack asked about the delinquency rate. Karl went over the figures from the balance audit report.
- d. Jim Conder had questions about the process of contacting the homeowners in your neighborhood when you are the representative. He suggested sending out an email blast to let the homeowners know who their representative is and how to contact them. Connor Boyack said he has collected the emails of those in his neighborhood.
- e. Heather Stevens had questions about the busing situation and the stop sign on Morning Glory Rd. Karl suggested she contact Alpine School District for the busing and Lehi City for the stop sign. The developer was required to install the stop sign per Lehi City.

4. Adjournment: 7:35 PM

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

Minutes Prepared: Connie Quintana

Minutes Reviewed: Karl Karren

Board Approval: August 3, 2010