



TRAVERSE MOUNTAIN MASTER ASSOCIATION

August 2010 Open Session Board Minutes

- 1) The regular session of the Traverse Mountain Master Association Board of Directors was called to order at 7:15 PM, August 3, 2010, at 3940 N. Traverse Mountain Blvd., Lehi, UT 84043
 - a) *Roll Call:*
 - i) **Directors: Present:** Karren; Ballstaedt; Biesinger; Hickman
Absent: Hill
 - ii) **Neighborhood Reps: Present:** Kristin Bagley (Shadow Ridge 1); Connor Boyack (Heather Moor); Karl Karren (VR 1&2, Harvest Homes, Winter Haven); Lorna Evans (Shadow Ridge 2).
 - iii) **Neighborhood Reps: Absent:** Ezra Lee (Eagle Summit); Dona Shadowen (Country Run); Roger Timmerman (Hunter Chase); Nicholas Parker (Chapel Bend 1 & 2); Angie Parkin (Chapel Bend 3); Jim Conder (Woodhaven).
 - b) *Pledge of Allegiance*
 - i) Karren
 - c) *Adoption of Standing Rules*
 - i) **MOTION:** Biesinger; **SECOND:** Hickman
 - d) *Approval of Agenda*
 - i) **MOTION:** Ballstaedt; **SECOND:** Karren; *Unanimous approval*
 - e) *Approval of Minutes – Move to approve the Open Session Board Minutes for 1/28/10.*
 - i) **MOTION:** Biesinger; **SECOND:** Hickman; *Unanimous approval*

REPORTS AND PRESENTATIONS

1. Presentations – Guests

- a. Mountain Home Development- Ted Heap, Jack Hepworth.
 - i) Ted went over the area plan and the proposed apartments. Had a question and answer session.

2. Board President’s Report – Karl Karren

- a. Delinquency Rates: Karl went over this in the town hall meeting but again let everyone know that delinquency rates have gone down.
- b. Existing Park and Trail Improvements: On Saturday, July 31st we finished the Eagle Summit trail. The city does not want to put a crosswalk by the trail. Work has started on the Woodhaven Park.

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- c. Karl also talked about how the apartments would benefit the master association because it would bring in significant funds.

ASSOCIATION BUSINESS

1. Consent Calendar

- a. Appointment of Neighborhood Representatives
 - i) Lorna Evans (Shadow Ridge 2). *Was present*
- b. Appointment of Tina Karren to ARC Committee.
- c. Request for resident volunteers for ARC Committee (must be able to meet twice a month during business hours).
- d. Adoption and Approval of updated Plant List- submitted by the ARC: Ballstaedt would have liked to have received the agenda a little earlier to go over the updates to the plant list before approval. Ballstaedt and Biesinger will review and approve by email.
- e. Adoption and Approval of new fencing materials and colors- submitted by the ARC: Ballstaedt and Biesinger will review and approve by email.
 - i) Trex – Woodland Brown Color
 - ii) Cambium fencing- Red Cedar, Wisteria Style only, Federation or New England post caps only
 - iii) Simtek Fencing- Brown Granite or Woodland Brown colors only

MOTION: Karren; SECOND: Biesinger; Unanimous approval

2. Board Action Items

- a. None

3. Open Forum: Resident Participation

- a. Discuss separate mailboxes for Country Run Phase 4: will send a letter for recommendation, ie where funds will come from etc.
- b. Discuss wood fence staining colors and pre-approved fence stains: Jenny reviewed options of stain guidelines. Clear stain looks horrible after a short time. Fencing requirements may change.
- c. Jenny reminded everyone about movie night on August 13th at dusk.

4. Adjournment: 8:30 PM

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

Minutes Prepared: Connie Quintana

Minutes Reviewed: Karl Karren

Board Approval: November 9, 2010