



TRAVERSE MOUNTAIN MASTER ASSOCIATION

January 2011 Open Session Board Meeting Minutes

1. The regular session of the Traverse Mountain Master Association Board of Directors was called to order at 7:10 PM, January 18, 2011, at 3940 N. Traverse Mountain Blvd., Lehi, UT 84043
 - a) *Roll Call:*
 - i) *Directors: Present: Karren; Biesinger; Hill; Ballstaedt*
(a) Absent: Hickman
 - ii) *Neighborhood Reps: Present: Dona Shadowen (Country Run); Kristin Bagley (Shadow Ridge 1); Connor Boyack (Heather Moor); Jim Conder (Woodhaven); Roger Timmerman (Hunter Chase); Angie Parkin (Chapel Bend 3); Heather Stevens (Vista Ridge 3&4) Karl Karren (Vista Ridge 1&2, Harvest Homes, Winter Haven);*
(a) Absent: Lorna Evans (Shadow Ridge 2); Ezra Lee (Eagle Summit); Nicholas Parker (Chapel Bend 1 & 2)
 - b) *Pledge of Allegiance*
 - i) *Biesinger*
 - c) *Adoption of Standing Rules*
 - d) *Approval of Agenda*
 - i) *MOTION: Biesinger; Second: Hill; Unanimous approval*
 - e) *Approval of Minutes –*
 - i) *November 9, 2010 Board Meeting*
(1) MOTION: Biesinger; Second: Ballstaedt; Unanimous approval
 - ii) *August 17, 2010 Executive Session Meeting*
(1) MOTION: Karren; Second: Hill; Unanimous approval

REPORTS AND PRESENTATIONS

1. Presentations – Guests

- a) None

2. Board President's Report

- a) Executive Session Meeting 8/17/10- Review of a variance request by a member
- b) Reviewed creation of Guidelines Review Committee, appointed last meeting

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.

- i) None

2. Board Action Items

- a) **BA 01.11.01** – Transfer excess funds from 2010 into Reserve Account

The Board has the authority to contribute excess funds into reserves per section 7.4.4 of the CC&R's. Staff recommends that we contribute \$120,000.00 in additional funds into the reserve account for 2010.

- i) Karren went over draft reserve study done by previous general manager. In the process of completing an updated reserve study. Pointed out the association assets and what would be replaced. Requested that powder coating on wrought iron fencing needs to be re-done- Wants to submit bids. Ballstaedt believes even if we don't use funds for requested maintenance by Karren should transfer to reserves to have for future use.
- ii) *MOTION from Hill to Table to next board meeting and wait for new completed reserve study; Second: Ballstaedt; Unanimous approval*

3. Open Forum: Resident Participation

- a) Snow removal – still a little icy, not safe for runners or others out. Would like a Lehi City streets representative to come and address snow removal issues with residents
- b) Road Construction at Cabela's intersection and Triumph entry closure, UDOT and Flat Iron will make changes if necessary

4. Adjournment: 8:00 pm

- a) *MOTION: Hill; SECOND: Biesinger; Unanimous approval*

Minutes Prepared: Connie Quintana / Tina Karren

Minutes Reviewed: Karl Karren

Board Approval: April 19, 2011