



TRAVERSE MOUNTAIN MASTER ASSOCIATION

April 2011 Open Session Board Meeting Minutes

1. The regular session of the Traverse Mountain Master Association Board of Directors was called to order at 7:03 PM, April 19, 2011, at 3940 N. Traverse Mountain Blvd., Lehi, UT 84043
 - a) *Roll Call*
 - i) *Directors: Present: Karren, Biesinger, Ballstaedt, Hill and Hickman*
(a) Absent: NONE
 - ii) *Neighborhood Reps: Present: Christopher Parkin (Chapel Bend 3), Ezra Lee (Eagle Summit), Kristen Bagley (Shadow Ridge 1), Karl Karren (Winter Haven, Harvest Homes, Vista Ridge 1 & 2)*
(a) Absent: Roger Timmerman (Hunter Chase), Dona Shadowen (Country Run), Nicholas Parker (Chapel Bend 1 & 2), Jim Conder (Woodhaven), Lorna Evans (Shadow Ridge 2), Heather Stevens (Vista Ridge 3 & 4)
 - b) *Pledge of Allegiance*
 - c) *Adoption of Standing Rules*
 - d) *Approval of Agenda*
 - i) *MOTION: Hickman; Second Biesinger; Unanimous approval*
 - e) *Approval of Minutes –*
 - i) *January 18, 2011 Board Meeting*
(1) MOTION: Ballstaedt; Second Hill; Unanimous approval

REPORTS AND PRESENTATIONS

1. Presentations – Guests

- a) None

2. Board President's Report –

- a) Review delinquency rate and collections
 - i) Delinquency rate overall 12%, over 5% in collections. Vista Ridge 1 & 2 empty lots were foreclosed end of March and have new owner who is paying dues.
- b) Reserve Study
 - i) New legislation requires all communities to have a reserve study and update it every two years. We have a current reserve study; we are staying fully funded and are on track to make the reserve contribution budgeted for the year.
- c) Neighborhood Representatives Elections for each subdivision will be held June 2011

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 – Tabled from Jan 18, 2011 Board Meeting**

- i) Transfer excess funds from 2010 into Reserve Account
 - (1) MOTION *from Biesinger to approve transfer of \$120,000.00 in excess funds from 2010 to the Reserve Account and approval of Reserve Fund expenditure for two projects in 2011; crack and slurry seal of asphalt pathways and re-powder coating wrought iron fencing along Traverse Mountain Blvd from Triumph to Chapel Ridge Road. Second: Ballstaedt; Unanimous approval*

b) BA 04.11.01 – Approval of Revisions from members Guidelines Review Committee to the Community Guidelines

- i) MOTION *from Hill to approve TMMA Community Guidelines revisions made by the Guidelines Review Committee with the following changes, section 2 General Guidelines A 11, change last sentence to read “Sidewalks shall be cleared” instead of “Sidewalks should be cleared” and section E Signs 2 (a), change signage dimension to read (no larger than 24” x 30” including name placard) Second: Biesinger; Unanimous approval*

3. Open Forum: Resident Participation

- a) Ghery Project – question if we know what was going on. No plans to move forward as far as we know.
- b) Traverse Mountain Outlets update – Lehi City Council approved site plan last month, should be starting grading in July 2011, may depend on tiff financing and bid proposals but latest plan to open prior to x-mas shopping 2012
- c) No updates or any information on a Grocery Store on site.

4. Adjournment: 8:04 pm

- a) MOTION: *Hickman; SECOND: Karren; Unanimous approval*

Minutes Prepared: Jenny Hickman

Minutes Reviewed: Karl Karren

Board Approval: 11.15.2011
