



# TRAVERSE MOUNTAIN MASTER ASSOCIATION

## *November 15, 2011 Annual Board Minutes*

- 1) The regular session of the Traverse Mountain Master Association Board of Directors was called to order at 6:08 PM, November 15, 2011, at 3940 N. Traverse Mountain Blvd., Lehi, UT 84043
  - a) *Roll Call:*
    - i) **Directors:** *Present: Karren; Biesinger; Hickman; Hill; Plewe*
    - ii) **Neighborhood Reps:** *Present: Kristin Bagley (Shadow Ridge 1); Dona Shadowen (Country Run); Lauren Warren (Eagle Summit); Megan Kennedy (Vista Ridge 1&2); Karl Karren (VR 3&4, Harvest Homes, Chapel Bend 1&2, Woodhaven, Shadow Ridge 2, Winter Haven).*
    - iii) **Neighborhood Reps:** *Absent: Connor Boyack (Heather Moor); Roger Timmerman (Hunter Chase); Angie Parkin (Chapel Bend 3).*
  - b) *Pledge of Allegiance*
  - c) *Adoption of Standing Rules*
    - i) **MOTION:** *SECOND:*
  - d) *Approval of Agenda*
    - i) **MOTION:** *Plewe; SECOND: Hill; Unanimous approval*
    - ii) *Approval of Minutes – Move to approve the Open Session Board Minutes for 2/18/11 & 9/16/11 and Executive Session Board Minutes for 10/4/11.*
    - iii) **MOTION:** *Hill; SECOND: Plewe; Approval with Biesinger requesting to review Oct 4<sup>th</sup> minutes because he was not present at that Executive Session and hadn't had the chance to review them yet.*

## **REPORTS AND PRESENTATIONS**

### **1. Presentations – Guests**

- a. None.

### **2. Board President's Report – Karl Karren**

- a. Developer appointment of Jillian Plewe to the Board of Directors- presented Jillian to home owners. Rock Ballstaedt left on a mission which left a vacancy on the board.
- b. Capital Improvements Summary- Park improvements; Karl went over plans for 2 new parks, time frames, money, etc. The home owners want us to put info on the website to let home owners know the status of parks, etc. Home owners went over issues of parking, neighborhood concerns, etc.
- c. Executive Session Minutes Summary- Board Hearings; Karl went over all the board hearings throughout 2011 which included injunctive relief, variances, ARC, etc.

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- d. Overall report on TMMA.

### ASSOCIATION BUSINESS

#### 1. Consent Calendar

- a. Approval of 2012 Annual Meeting schedule.
- i) Meetings will be held on the 3<sup>rd</sup> Tuesday of each quarterly month. This schedule was approved.
- b. Appointment of Neighborhood Representatives.
- i) Heather Moor, Connor Boyack
  - ii) Hunter Chase, Roger Timmerman
  - iii) Country Run, Donna Shadowen- present
  - iv) Chapel Bend Phase 3, Angie Parkin
  - v) Shadow Ridge Phase 1, Kristen Bagley- present
  - vi) Vista Ridge Phase 1 & 2, Megan Kennedy- present
  - vii) Eagle Summit, Lauren Warren- present (Alt Tim Taylor)
  - viii) Woodhaven, Rob Ludlow
  - ix) Winter Haven Sub Association, President Karl Karren- present
  - x) Harvest Home, Chapel Bend Phase 1 & 2, Shadow Ridge Phase 2, Vista Ridge 3 & 4, TMMA President Karl Karren- present

MOTION: Hickman; SECOND: Biesinger; Unanimous approval

#### 2. Board Action Items

- a. **BA 11.11.01**- Transfer excess funds from 2011 into Reserve Account- Excess funds of \$74,000.00 from 2011 has been approved for the 2012 reserve contribution. MOTION: Plewe; SECOND: Hickman Unanimous approval.
- b. **BA 11.11.02**- Approval of Fiscal Year 2012 TMMA Budget- Approved with comments from Hill about the addition of the 401K match of 2.5%. MOTION: Biesinger; SECOND: Hickman Unanimous approval.

#### 3. Open Forum: Resident Participation

- a. Kristen Bagley had some questions about the 4 way stop park and also the Mountain Home Area Plan.

#### 4. Adjournment: 6:58 PM

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

Minutes Prepared: Connie Quintana

Minutes Reviewed: Karl Karren

Board Approval: (Enter Date)

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*KJ* 11-13-2012