



TRAVERSE MOUNTAIN MASTER ASSOCIATION

November 13, 2012 Annual Board Minutes

- 1) The regular session of the Traverse Mountain Master Association Board of Directors was called to order at 6:09 PM, November 13, 2012, at 3940 N. Traverse Mountain Blvd., Lehi, UT 84043
 - a) *Roll Call:*
 - i) **Directors:** Present: Karren; Biesinger; Hickman; Plewe
 - (i) Absent: Hill
 - ii) **Neighborhood Reps:** Present: Kristin Bagley (Shadow Ridge 1); Megan Kennedy (Vista Ridge 1&2); Karl Karren (Heather Moor, VR 3&4, Chapel Bend 1&2, Shadow Ridge 2, Winter Haven).
 - (i) Absent: Dona Shadowen (Country Run); Ronald Peterson (Harvest Home); Tim Taylor (Eagle Summit); Roger Timmerman (Hunter Chase); Angie Parkin (Chapel Bend 3); Robert Ludlow (Woodhaven)
 - b) *Pledge of Allegiance*
 - c) *Review of Standing Rules*
 - d) *Approval of Agenda*
 - i) *MOTION: Hickman; SECOND: Biesinger; Unanimous approval*
 - e) *Approval of Minutes – Move to approve the Open Session Board Minutes for 11/15/11 & 1/18/12 & Executive Session Board Minutes for 2/22/12, 4/27/12 & 5/17/12 minutes*
 - i) *MOTION: Biesinger; SECOND: Hickman; Unanimous approval*

REPORTS AND PRESENTATIONS

1. Presentations – Guests

- a. John Boekweg with Huber, Erickson and Bowman LLC
 - i. Reviewed the draft audit of TMMA for 2011
 - ii. Reviewed reserve study law; Utah requires that reserve studies be done every 6 years and reviewed at least every 3 years.

2. Board President's Report – Karl Karren

- a. Capital Improvements Summary- Park improvements; Karl went over completion of Harvest Home park and Country Run park expansion soon to be completed. Next will be working on phase 1 of the Vista Ridge Park. Requires a lot of grading, told homeowners we will be holding meetings starting next January to discuss what will be installed in the park and how the residents want to move forward with capital improvements, with certain amenities assessments will increase.
- b. Executive Session Minutes Summary- Board Hearing for individual members about their violations, non-payment of assessments and Board rulings on penalties and the next steps to remedy these situations
- c. Overall report on TMMA – reviewed the Sales history of Traverse Mountain over the last four years. Answered questions on the new apartment complex being

built in Cresthaven and the history of that being approved for a couple of new residents.

- d. Neighborhoods without a member volunteer, Chapel Bend phases 1 & 2, Heather Moor, Shadow Ridge Phase 2 and Vista Ridge phases 3 & 4. If anyone knows of someone willing to volunteer please have them contact our offices. Cresthaven Townhomes are a neighborhood within a neighborhood association (sub-association). The president of the Neighborhood Association created pursuant to that Neighborhood Declaration shall be the Neighborhood Representative. The vice president of the Neighborhood Association shall be the alternate Neighborhood Representative.

ASSOCIATION BUSINESS

1. Consent Calendar

- a. Approval of 2012 Annual Meeting schedule.
 - i. Meetings will be held on the 3rd Tuesday of each quarterly month. Change for the January meeting to the fourth Tuesday, meeting date to Jan 22, 2013. *MOTION to approve: Hickman; SECOND: Biesinger, Unanimous approval*
- b. Approval of 2011 Audit of Financials from HEB, LLC
 - i. *MOTION to approve as submitted: Hickman; SECOND: Plewe, Unanimous approval*

2. Board Action Items

- a. **BA 11.12.01- Approval of Fiscal Year 2013 TMMA Budget-** Approved with comments from Biesinger that details for what Capitol Improvements will be installed and completed will be discussed with members next year starting with the January 2013 Board meeting. *MOTION: Biesinger; SECOND: Plewe, Unanimous approval.*
- b. **BA 11.12.02- Resolution to correct Community Guidelines, Exhibit D, and Delinquency Policy** – Hickman reviewed the changes – items #8 and #9 of exhibit. Both of these items are for after the account has already been turned over to collections and will not affect any procedures prior to that. Once in collections late fees will still be applied monthly. Then we want to delete the section that states that homeowners must pay thru the end of the year to come back into compliance and current with their monthly TMMA dues. *MOTION to approve corrections as submitted by TMMA staff: Plewe; SECOND: Hickman, Unanimous approval.*

3. Open Forum: Resident Participation

- a. None

4. Adjournment: 7:08 PM

- a. MOTION: Plewe; SECOND: Hickman. Unanimous approval
Biesinger and Plewe answered questions about Veracity after the meeting.

Minutes Prepared: Connie Quintana/Jenny Hickman

Minutes Reviewed: Karl Karren

Board Approval:



Signature

1/22/13

Date