



TRAVERSE MOUNTAIN MASTER ASSOCIATION

April 16, 2013 Board Minutes

- 1) The regular session of the Traverse Mountain Master Association Board of Directors was called to order at 7:45 PM, April 16, 2013, at 3940 N. Traverse Mountain Blvd., Lehi, UT 84043
 - a) *Roll Call:*
 - i) **Directors:** *Present: Karren; Hickman; Hill; Plewe; Biesinger*
 - ii) **Neighborhood Reps:** *Present: Megan Kennedy (Vista Ridge 1&2); Ronald Peterson (Harvest Home); Mike Francis (Heather Moor); Roger Timmerman (Hunter Chase); Mindy Widdowson (Country Run); Angie Parkin (Chapel Bend 3); Tim Taylor (Eagle Summit); Aaron Wright (Shadow Ridge 2); Brett Johnson (Vista Ridge 3 & 4); Joseph Thomas (Winter Haven); Al Rafati (Cresthaven); Karl Karren (Violetto).*
 - iii) **Neighborhood Reps:** *Absent: Nick Parker (Chapel Bend 1 & 2); Robert Ludlow (Woodhaven); Kristen Bagley (Shadow Ridge 1)*
 - b) *Pledge of Allegiance*
 - c) *Review of Standing Rules*
 - d) *Approval of Agenda*
 - i) *MOTION: Biesinger; SECOND: Plewe; Unanimous approval*
 - e) *Approval of Minutes – Move to approve the Board Minutes for January 22, 2013.*
 - i) *MOTION: Hickman, with changes- change Aaron Write's name to Wright & add Mindy Widdowson as neighborhood rep for Country Run and April Jacobson as alternate; SECOND: Hill; Unanimous approval*

REPORTS AND PRESENTATIONS

1. Presentations – Guests

- a) None.

2. Board President's Report – Karl Karren

- a) None.

ASSOCIATION BUSINESS**1. Consent Calendar**

- a) None

2. Board Action Items

BA 4.13.01- Assessment increase in the 2014 fiscal year for Capital Improvements and Private Amenities within TMMA. Discussion, Neighborhood Representatives motion read back, *Motion to grant the Board of Directors permission to raise assessments over 20% to a maximum of 30% beginning January 2014, such that the increase of fees will be allocated specifically towards the costs of the Vista Ridge Sports Park phase I & II, as presented by the Board of Directors.*

- a. MOTION: Biesinger with comments: Approve an increase of 30% in HOA fees beginning January 2014, earmarked to the costs of the Vista Ridge Sports Park. Also authorize staff to explore financing for construction of the park, authorize staff to hire consultants and engineers to design and plan the park in preparation of construction. Board will require staff to bring recommendations of site plans, final design and financing for approval to the board; SECOND: Plewe
Unanimous approval.

3. Open Forum: Resident Participation

- a. None

4. Adjournment: 8:15 PM

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

Minutes Prepared: Connie Taylor

Minutes Reviewed: Karl Karren

Board Approval:

Signature

Date

8/27/13



TRAVERSE MOUNTAIN MASTER ASSOCIATION

Board Action Item

BAI
4.13.01

Subject:	Assessment increase in 2014 fiscal year
From:	Staff, Neighborhood Representatives and Members
Date Prepared:	April 16, 2013
Meeting Date:	Board of Directors meeting April 16, 2013
History:	Starting with the January 22, 2013 Town Hall meetings staff and the Board of Directors have been discussing with the members of TMMA future amenities for two private park locations within Traverse Mountain. Each neighborhood has had an additional meeting in February or the beginning of March where members had the opportunity to voice their opinions and have questions answered. Neighborhood representatives solicited opinions and collected votes for their respective neighborhoods and voted on whether or not to grant the Board of Directors permission to raise assessments over 20% for the 2014 fiscal year.
Staff Recommendation:	
Support for Recommendation:	CC&R's Section 7.5.1 Increases in the General Assessment Component. During the Fiscal Year in which Common Assessments commence, the Board may increase the General Assessment Component by more than twenty percent (20%) of the General Assessment Component disclosed for the Properties in the Budget provided by Declarant on the first Close of Escrow in the Properties only if the Board first obtains the approval of the Neighborhood Representatives. After the Fiscal Year in which Common Assessments commence, the Board may unilaterally increase the General Assessment Component up to twenty percent (20%) of the General Assessment Component for the immediately preceding Fiscal Year. All other increases must be approved in advance by the Neighborhood Representatives.
Committee Recommendation:	N/A
Financial Impact/ Budget Source:	N/A
Desired Board Action:	MOTION TO APPROVE

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