



# TRAVERSE MOUNTAIN MASTER ASSOCIATION

## *August 27, 2013 Board Minutes*

- 1) The regular session of the Traverse Mountain Master Association Board of Directors was called to order at 6:10 PM, August 27, 2013, at 3940 N. Traverse Mountain Blvd., Lehi, UT 84043
  - a) *Roll Call:*
    - i) **Directors:** *Present: Karren; Hickman; Hill; Biesinger Absent: Plewe*
    - ii) **Neighborhood Reps:** *Present: Megan Kennedy (Vista Ridge 1&2); Ronald Peterson (Harvest Home); Mike Francis (Heather Moor); Mindy Widdowson (Country Run); Karl Karren (Violetto); Robert Ludlow (Woodhaven); Kristin Bagley (Shadow Ridge 1).*
    - iii) **Neighborhood Reps:** *Absent: Nick Parker (Chapel Bend 1 & 2); Roger Timmerman (Hunter Chase); Angie Parkin (Chapel Bend 3); Tim Taylor (Eagle Summit)(discussed issues with Adam Hill prior to meeting); Aaron Wright (Shadow Ridge 2); Brett Johnson (Vista Ridge 3 & 4); Joseph Thomas (Winter Haven); Al Rafati (Cresthaven).*
  - b) *Pledge of Allegiance*
  - c) *Review of Standing Rules*
  - d) *Approval of Agenda*
    - i) *MOTION: Hill; SECOND: Hickman; Unanimous approval*
  - e) *Approval of Minutes –*
    - i) *Move to approve the Board Minutes for April 16, 2013. MOTION: Biesinger SECOND: Hill; Unanimous approval*
    - ii) *Move to approve the Board Executive Session Meeting Minutes for January 22, 2013; February 12, 2013 & May 30, 2013. MOTION: Hickman; SECOND: Karren; Unanimous approval*

## **REPORTS AND PRESENTATIONS**

### **1. Presentations – Guests**

- a) Riverbend, developer of Violetto and commercial property at Travers Mountain will be discussing grading and trucking.
  - i) Mike Batt from Riverbend mentioned that Xcatware would be opening February 2014 and that other retail is being discussed.

- ii) Discussed the moving of dirt from Vialetto to the commercial areas, the Vista Ridge Park and to the upper ravine east of Vialetto. They are figuring it should be a total of 60-80 days with around 200 loads a day. Mike reviewed the impact of hauling on the roads. They are working with Lehi City and possible will block off the roundabout for local traffic only and replace it when grading is complete.

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

- a) Executive Session Summary- Board Hearings for member violations- Jenny discussed the need for privacy regarding member violations and why they are held executive sessions.
- b) Discuss possible 100,000 yards of dirt for Vista Ridge Park from Vialetto- Karl reviewed grading of park and any issues and changes that were made.
- c) Adam Hill talked about the flyer that had been going around for and audit on TMMA. Adam let owners know that we have an audit done every year and if they have any questions come talk with any of the board members or an employee of TMMA.

## ASSOCIATION BUSINESS

### 1. New Business

- a) Review previous motion to pursue platting 3 lots in Eagle Summit which are currently open space owned by TMMA- MOTION to table item: Hickman; SECOND: Biesinger. Unanimous approval.
- b) Office space change-
  - i) TMMA is moving their offices within the same building back downstairs- Karl explained why we are moving due to changes in ownership of the building and changes within the building. The main reasons are less disruption in the reception area, more room and storage and the landscape laborers are not allowed in the upstairs part of the building.
- c) Paying the cost for fencing upgrades along parks and common areas- MOTION to table item: Hill; SECOND: Hickman. Unanimous approval.
- d) Restricted vehicles behind fencing- review rules, regulations and enforcement- MOTION to table item: Hill; SECOND: Hickman. Unanimous approval.

### 2. Consent Calendar

- a) Community Guidelines Rules and Regulations update- Harvest Homes park field scheduling and parking- Karl proposed that the field just be used for practice. There will be no games and wanted ideas for scheduling. Karl wants to alleviate temporary issues until permanent rules are made. MOTION to allow the President to organize a rules committee for amenities rules and regulations for

permanent and temporary solutions for Harvest Home park and new amenities: Hill; SECOND: Hickman. Unanimous approval.

- b) Meeting schedule- Vista Ridge Park review and planning, weekly meeting over the next month- Karl suggested that we have 4 meetings to discuss the design before the next board meeting.

### 3. Board Action Items

a. **BA 8.13.01-** Vista Ridge Park

- i) Review grading plan Matt Brown Engineering
- ii) Review and Approve Financing- Karl reviewed the banks he has talked with for the financing briefly.
- iii) Review Landscaping design bids
- iv) Review Pool design bids

MOTION to table action item: Hill; SECOND: Biesinger. Unanimous approval

b. **BAA 8.13.02-** Review CC&R's 2.12 Leases and Timeshares

- i) TMMA rental rate is getting close to 10%. Authorize review of rules by attorney to pursue enforcement. Reviewed what the process is and what was needed to rectify the problem. Need to review all aspects of enforcing this. Hill commented that we are bound by the CC&R's to take care of this issue.

MOTION to grant the president to pursue legal issues and have \$2000 to spend to review this section of the CC&R's by Clark Fetzer: Hickman; SECOND: Hill. Unanimous approval

### 4. Open Forum: Resident Participation

- a. None

### 5. Adjournment: 9:05 PM

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

**Minutes Prepared: Connie Taylor**

**Minutes Reviewed: Karl Karren; Jenny Hickman**

**Board Approval:**



Signature

11-12-2013

Date